



**Wellington Avenue, Meon Vale, Stratford-upon-Avon**  
**£850 pcm**



If you're looking for a quiet location near to Stratford-upon-Avon then this beautifully presented ground floor maisonette in a quiet area of Meon Vale is perfect. With 2 spacious double bedrooms, private off-road parking and a communal garden.

You enter the property through your own private front door (NOT communal) into the Hallway, which leads to:

Stunning Fitted Kitchen 3.27m x 2.4m approx. with gas hob, built-in electric oven with stainless steel splashback and extractor hood. Space for washer-dryer and fridge freezer. One and a half bowl stainless steel sink with views to the front.

Spacious Living Room 3.48m x 4.72m approx. With views to over the rear garden, decorated in light natural tones and carpeted.

A modern Family Bathroom (2.7m x 2m approx) with bath and shower over bath and natural daylight. Finished to a high standard with contemporary wall tiles and vinyl flooring.

Bedroom One (3.45m x 3.57m approx) Large bright and spacious double room with window over the rear garden.

Bedroom Two (2.4m x 2m approx) spacious double room with views over the front. The property features gas central heating with fitted radiators in each room and double-glazed windows throughout.

Outside - there are two allocated off road parking spaces, large shared communal garden and a secure bike store.

Location The maisonette is part of a mixed-use development with a leisure centre, shop, bike trails and footpaths leading through the 35 acres of existing woodland. The existing and popular Greenway cycleway and footpath from Stratford-upon-Avon has been extended through the development.

ONE PET CONSIDERED

Council Tax Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the agent

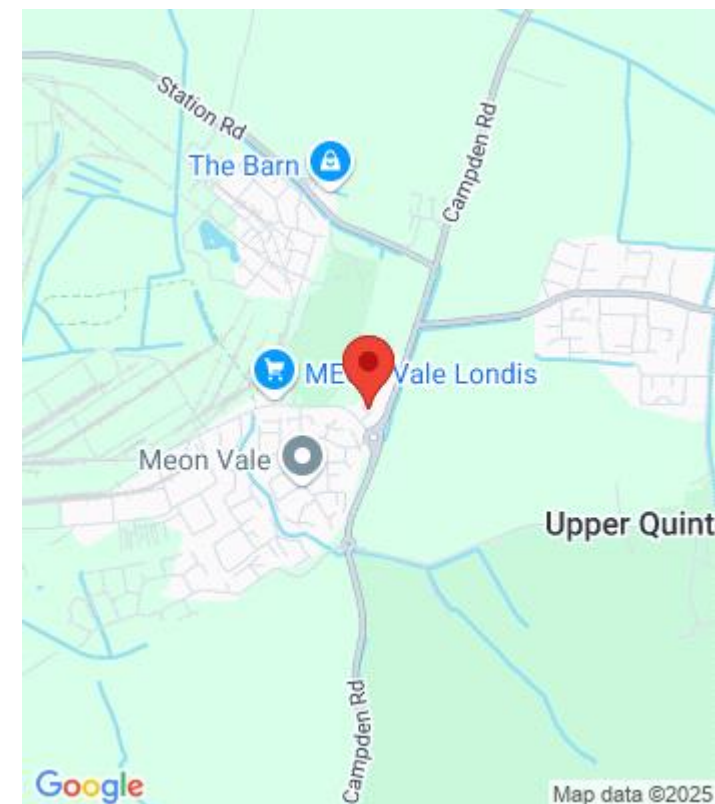
Available Early March 2022

Deposit: £923

Holding Deposit: £184.61



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



NIKKI HOMES  
PROPERTY CONSULTANTS

Viewing by appointment only  
Nikki Homes

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