



**31A Bull Street**  
**Stratford-Upon-Avon, CV37 6DT**

**£130,000**

**\*\* DESIRABLE OLD TOWN \*\* REFURBISHMENT OPPORTUNITY \*\* One Bedroom Apartment \*\* New Long Lease \*\* No Chain \*\* Ideally located in the heart of Old Town, this one-bedroom first-floor apartment offers excellent potential for modernisation. The property features a bright lounge/diner, separate kitchen, double bedroom with built-in storage, and a bathroom. With a lengthy lease, no onward chain, and just a short walk from the town centre and local amenities, it represents a superb opportunity for first-time buyers, investors, or those seeking a project in a highly sought-after location**

An excellent opportunity to purchase a one-bedroom first-floor apartment, ideally situated in the heart of Old Town and just a short walk from the town centre and its excellent range of amenities. Offering generous accommodation and requiring modernisation throughout, this property provides a fantastic opportunity for refurbishment and personalisation — perfect for first-time buyers, down-sizers, or investors alike.

The accommodation includes a bright and spacious lounge/diner, a separate kitchen, a double bedroom with built-in storage, and a bathroom. The apartment's well-planned layout makes the most of the available space, while its first-floor position ensures a light and airy feel throughout.

The property is offered with no onward chain, ensuring a smooth and straightforward purchase, and benefits from a lengthy lease, providing long-term peace of mind.

Location: Situated in a highly sought-after Old Town location, the apartment is within easy reach of shops, cafés, restaurants, and excellent transport links. This convenient and characterful setting continues to be one of the area's most desirable places to live.

Early viewing is highly recommended to appreciate the potential and position of this rarely available apartment.

#### **Hall**

#### **Lounge Diner**

#### **Kitchen**

#### **Bedroom**

#### **Bathroom**

## Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 46.6 sq. metres (501.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	