

Connells

Masons Road
Stratford-Upon-Avon

# Masons Road
# Stratford-Upon-Avon CV37 9NZ

for sale
**£160,000**







## Property Description

This well-presented two-bedroom flat is perfectly situated in a popular residential area of Stratford-upon-Avon, offering convenience, comfort, and great value for a range of buyers.

Ideally located within easy reach of local shops, supermarkets, cafés, and everyday amenities, this property also benefits from excellent transport links, making commuting simple whether travelling by road or public transport. Stratford-upon-Avon Parkway and key bus routes are close by, providing direct access into the town centre and surrounding areas.

The accommodation offers a bright and spacious living area, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. With its practical layout and neutral décor throughout, the property is ready to move into while still offering scope for personalisation.

This flat represents an excellent opportunity for first-time buyers looking to get onto the property ladder, as well as a strong investment purchase thanks to its sought-after location, good rental potential, and low-maintenance nature.

A fantastic property in a well-connected part of Stratford-upon-Avon — early viewing is highly recommended.

## Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











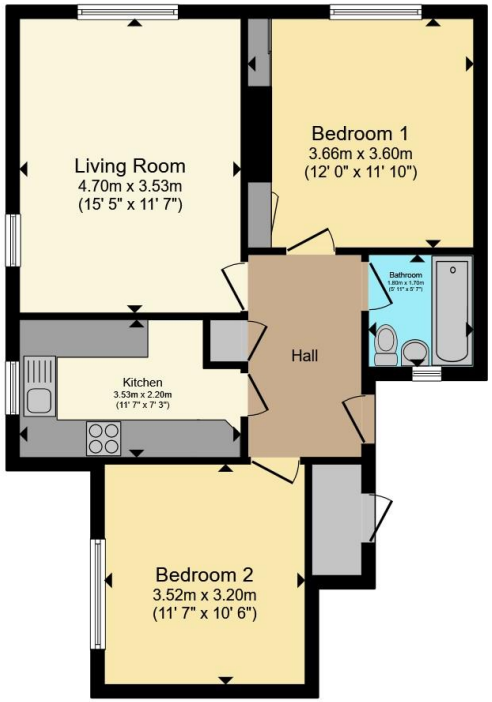


**First Floor**

Total floor area 61.3 m² (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

**T 01789 266204**
**E stratforduponavon@connells.co.uk**

11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Council Tax Band: B

Service Charge: 1440.00

Ground Rent: 25.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/STR108622**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.