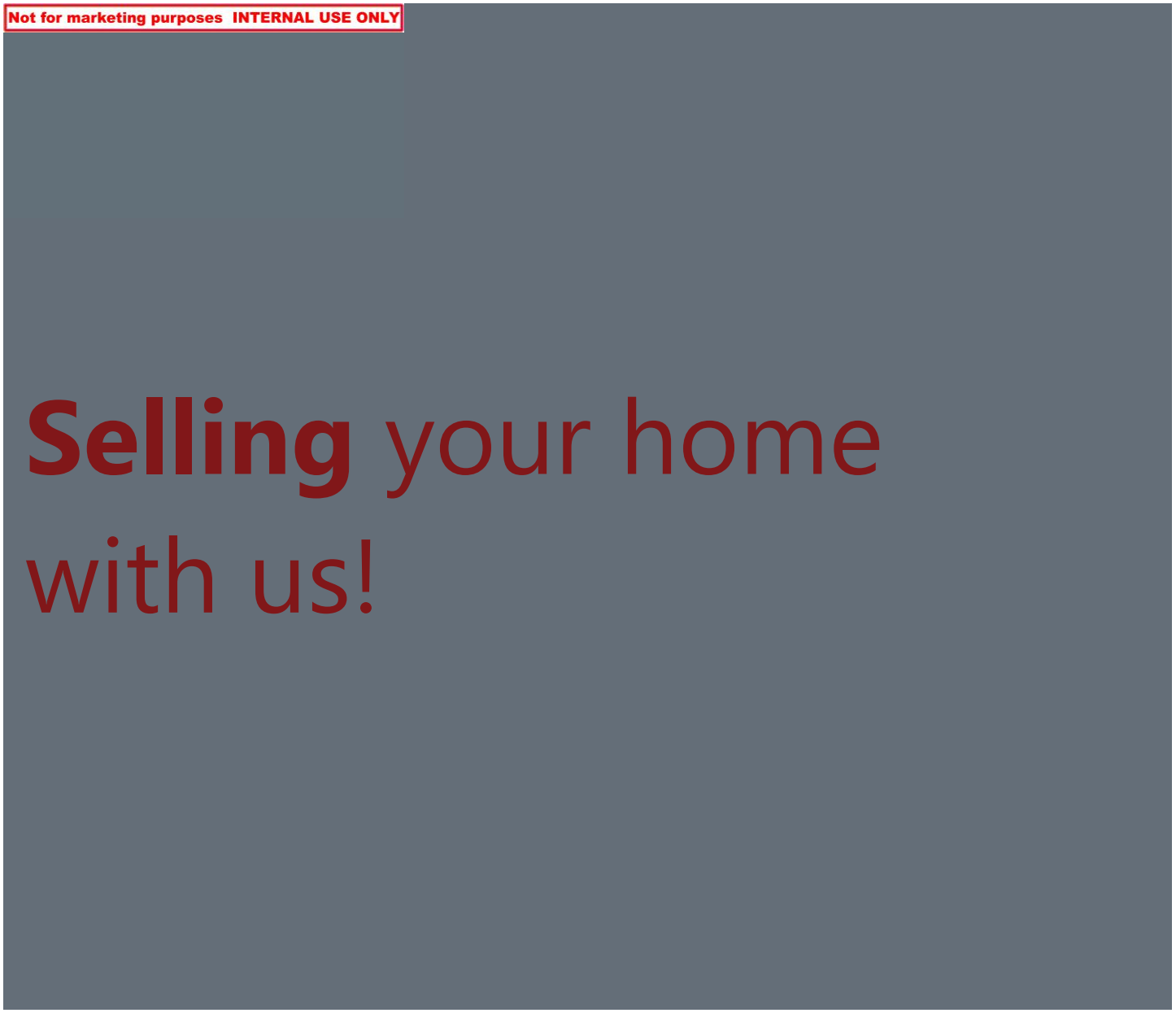
Property details **approval form**

72 Hamlet Way, Stratford-Upon-Avon, Warwickshire, England, CV37 0AL
Date: 23 November 2026 **Property Ref and Version:** STR109095 - 0001

Not for marketing purposes INTERNAL USE ONLY



Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 11B Meer Street, STRATFORD UPON AVON, Warwickshire, CV37 6QB
T 01789 266204 **E** stratforduponavon@connells.co.uk

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Price

£180,000

Tenure: Leasehold
This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2012.

Key Features

- Energy Rating: C
- x1 Parking Space
- Juliet Balcony
- Two Bedrooms
- Seperate Kitchen
- Stratford UIpon Avon Centre (Walkling Distance)
- Modern Secure Devlopment
- Lift Access
- First Floor Apartment

Short Description

This beautifully presented two-bedroom, first-floor apartment offers modern living within a short distance of Stratford-upon-Avon town centre. Built by Barratt Homes, the property enjoys an attractive position overlooking the park and benefits from a delightful Juliet balcony, creating a bright and

Long Description

This beautifully presented two-bedroom, first-floor apartment offers modern living within a short distance of Stratford-upon-Avon town centre. Built by Barratt Homes, the property enjoys an attractive position overlooking the park and benefits from a delightful Juliet balcony, creating a bright and welcoming living environment.

The accommodation comprises a spacious and airy reception room, a separate fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. Double-glazed windows are fitted throughout, enhancing comfort and energy efficiency.

Further benefits include one allocated parking space, lift access within the development, and the option to purchase the property fully furnished as seen, making it an ideal turnkey purchase.

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Perfectly suited to first-time buyers, downsizers, or those seeking a lock-up-and-leave home, this fantastic apartment combines modern convenience with an excellent location close to Stratford-upon-Avon's historic town centre, beautiful riverside walks, and surrounding market towns.

Early viewing is highly recommended to fully appreciate the accommodation, outlook, and lifestyle on offer.

Directions

Agents Note

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Room Description

Buyers Aml Fee
Please note that the AML fee covers 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.

Reception
Large Airy Reception room, set back dinning area, juliet balcony

Masterroom
Large Double bedroom

Double Bedroom
Perfect size for an office, guest room or reading room

Kitchen
Seperate Kitchen

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○ Room Description

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Floor Plan



Total floor area 56.0 m² (603 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

Connells

Approval

	Signature	Date
Nathan Di Carlo		
Mr P.O. Childs		

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