



Wellington Avenue, Meon Vale

Stratford-upon-Avon, CV37 8WB

Jeremy
McGinn & Co 

Available at
Asking Price £165,000



Situated on the edge of the popular Meon Vale development, this well-presented first-floor maisonette offers spacious and practical accommodation, ideal for first-time buyers, investors or those looking to downsize.

Benefitting from its own private entrance, a staircase rises to the first floor where a central landing provides access to all rooms. The property features a bright and airy dual-aspect living/dining room, creating an excellent space for both relaxation and entertaining. The fitted kitchen is well-appointed with a range of units and workspace, while two generous double bedrooms offer comfortable accommodation. Completing the internal layout is a recently refitted contemporary shower room, finished to a high standard.

Externally, the property benefits from two allocated parking spaces, providing convenient off-road parking.

Further advantages include a substantial lease term in excess of 980 years remaining and an attractive service charge of just £174 per annum, making this an appealing and cost-effective home in a popular residential location.





Tax Band: B

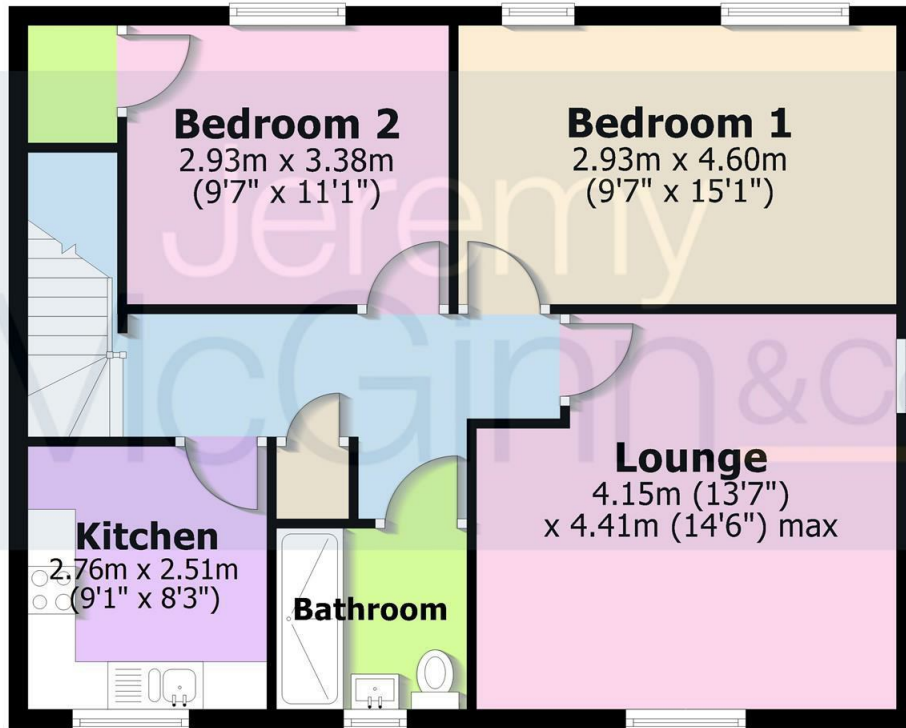
Council: Stratford District Council

Tenure: Leasehold



Floor Plan

Floor Plan



Map



Energy Performance

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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