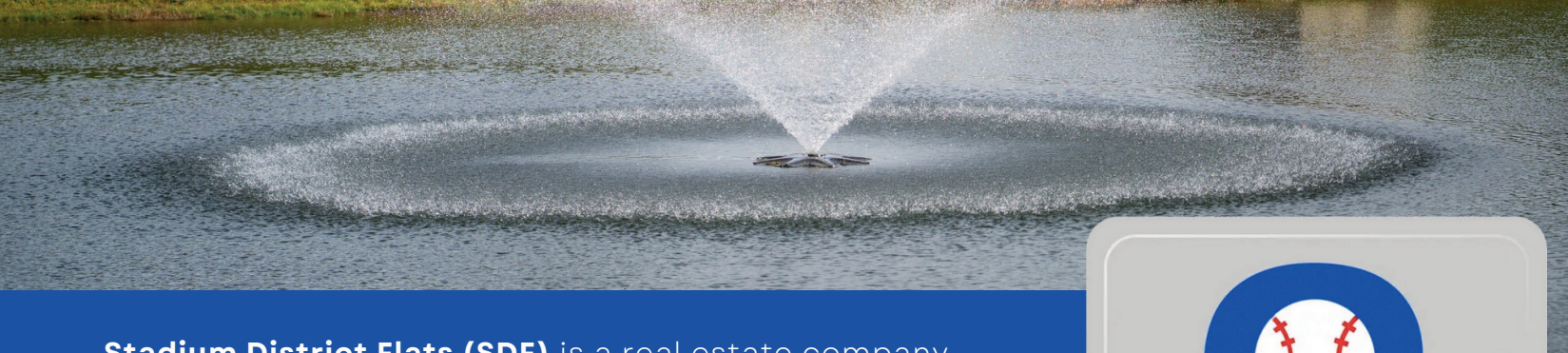




Stadium District Flats (SDF) is a real estate company focused on providing unique residential homes and apartment communities across the country. We invest in distinctive, high-end rental properties that enable our residents to live, work, and play in urban communities.



Apply Today

Our **Application Process** makes things go smoothly for everyone. Complete our application process, and we'll give you an answer in 24-48 hours!

- We'll run a quick credit check, income and rental history.
- We require the 1st month's rent in advance a deposit equal to one month's rent.
- We're committed to working together to make this experience as seamless as possible for everyone involved!



[Apply Now](#)



Our **Resident Portal** and user-friendly online features make it easy for our residents to submit requests and get answers to any questions.

Bring the Whole Family

We're always **Pet-Friendly**. We understand that your furry companion is a part of your family, so we're a pet-friendly environment!



 [@stadiumdistrictflats](#)

 [Facebook.com/StadiumDistrictFlats](#)



THE FLATS AT WINCHESTER

LIVE, WORK, AND PLAY, LOCALLY

The Flats at Winchester is a charming community in Winchester, Virginia. Featuring a mix of one and two bedroom apartments, the property offers front patio gardens throughout. Its unique landscape sets it apart from other apartment complexes, preserving the quaint charm of the surrounding neighborhood while providing a welcoming and peaceful environment for residents.



**Stadium
District
Flats**
Live, Work, Play, Locally

CONTACT:

✉ Info@StadiumDistrictFlats.com
☎ (202) 713-5287
♥ [StadiumDistrictFlats.com](#)



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Amenities

- BBQ Area
- Dog Park
- Laundry Room
- Adjacent Water Feature
- Walking Paths

Your new home comes freshly remodeled and equipped with a large, modern upgraded kitchen, beautiful new floors, a beautiful living space, and a luscious back yard.

Nestled at the end of a cul-de-sac, The Flats at Winchester delivers an immediate sense of quiet community and love for the environment. You'll enjoy a freshly-remodeled onsite laundry facility and our new community BBQ area and dog park. To align even more closely with our goal of clean, sustainable living, The Flats at Winchester is transitioning to a smoke-free environment.

This property is uniquely positioned for your outdoor lifestyle with a walking path and pond right outside the property for community enjoyment. We're pet friendly, too, for good cats and dogs!

At The Flats at Winchester, everything comes together to make this the perfect space to live, work, entertain, and relax.



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📞 (202) 713-5287
❤ StadiumDistrictFlats.com

2531 BRADFORD COURT, WINCHESTER, VA 22601
1 BD | 1 BA | 500 SQ. FT



STADIUM DISTRICT FLATS
m: (202) 713-5287
e: info@stadiumdistrictflats.com



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

☕ COFFEE 0.2 MI	🛒 GROCERIES 0.3 MI	⛽ GAS 0.4 MI
💊 PHARMACY 0.4 MI	🏥 MEDICAL 0.4 MI	🏋️ GYM 0.5 MI
💰 ATM 0.5 MI	👕 CLEANERS 0.6 MI	🎬 MOVIE THEATER 1 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 12 private schools within 5 miles.

2 RATING PK-4 GARLAND R. QUARLES ELEMENTARY SCHOOL ASSIGNED	4 RATING 7-8 DANIEL MORGAN MIDDLE SCHOOL ASSIGNED
3 RATING 9-12 JOHN HANDLEY HIGH SCHOOL ASSIGNED	



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

🏌️ GOLF COURSE ROCK HARBOR GOLF COURSE (2.1 MILES)	🌳 PARK JIM BARNETT PARK (2.2 MILES)
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NEIGHBORHOOD EATS

This home is located near 38 moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

ITALIAN 8	CAFES, COFFEE AND TEA 2
ASIAN 7	FAST FOOD 2
AMERICAN 7	SEAFOOD 2
INTERNATIONAL 5	BARS 2
STEAKHOUSES 2	OTHER 10



DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

