



Clopton Road,
Stratford-upon-Avon, CV37 6TP

Jeremy
McGinn & Co 

Available at
Guide Price £110,000



Clopton Court comprises a very well-presented development of purpose built apartments, superbly and conveniently situated within a short stroll from Stratford town centre. The property is set within generous and well-maintained communal gardens and benefits from allocated and visitor parking.

The property itself comprises a generous first floor studio apartment, offering incredibly affordable living space in such a central location within the town. The accommodation benefits from electric heating & uPVC double glazing and is entered via a communal entrance hall into an internal hallway. Off here is an open plan kitchen living room with bedroom area off and a bathroom, with generous storage cupboard. There are also two further storage cupboards.

The property benefits from having no onward chain and a Share of Freehold, with an expired lease term of approximately 955 years. We understand there is an annual service charge of £1566.26

Agents Note: Under the terms of the Lease, the properties at Clopton Court cannot be rented out on either an AST or Holiday Letting basis and MUST be owner occupied.





Tax Band: A

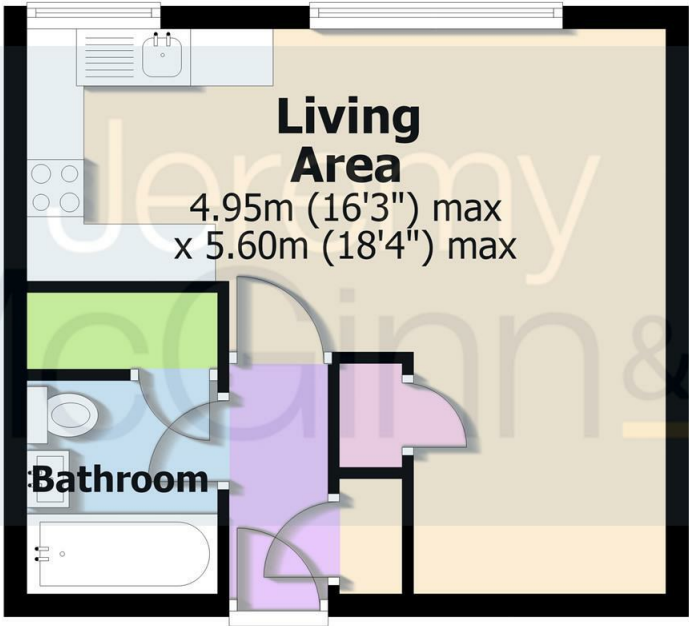
Council: Stratford District Council

Tenure: Leasehold - Share of Freehold

Floor Plan

Floor Plan

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 27.8 sq. metres (299.7 sq. feet)

Map



Energy Performance

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.