



**Corelli Close ,**  
Stratford-upon-Avon, CV37 9PU

Jeremy  
McGinn & Co 

# Available at Asking Price £165,000



Situated in a convenient location, this second floor apartment offers an exceptional opportunity to acquire a modern and spacious home with no onward chain. With its prime location, this property offers easy access to a wealth of amenities, including local shops, schools and recreational facilities, as well as close proximity to transportation links.

The property benefits from a well-appointed modern fitted kitchen, which offers a stylish and functional space. The spacious living room offers ample space for relaxation and entertainment.

The property boasts two generously sized double bedrooms, each offering a peaceful retreat at the end of a busy day and a family bathroom featuring a contemporary suite.

In addition, the property benefits from allocated parking, ensuring convenience and peace of mind for residents.

This property presents an ideal opportunity for first-time buyers, professionals and investors to acquire a modern living space in a sought-after location. The absence of an onward chain further enhances the appeal of this property, providing the opportunity for a swift and hassle-free transaction.

We understand there is an unexpired lease with 129 years remaining. The Ground rent is approximately £101.03 twice a year and the Service Charge is £1857.48 per annum.

## Money Laundering Regulations – Identification Checks

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers



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who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check.

To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale. Please note that this fee is non-refundable under any circumstances.





**Tax Band:**

**Council: Stratford District Council**

**Tenure: Leasehold**

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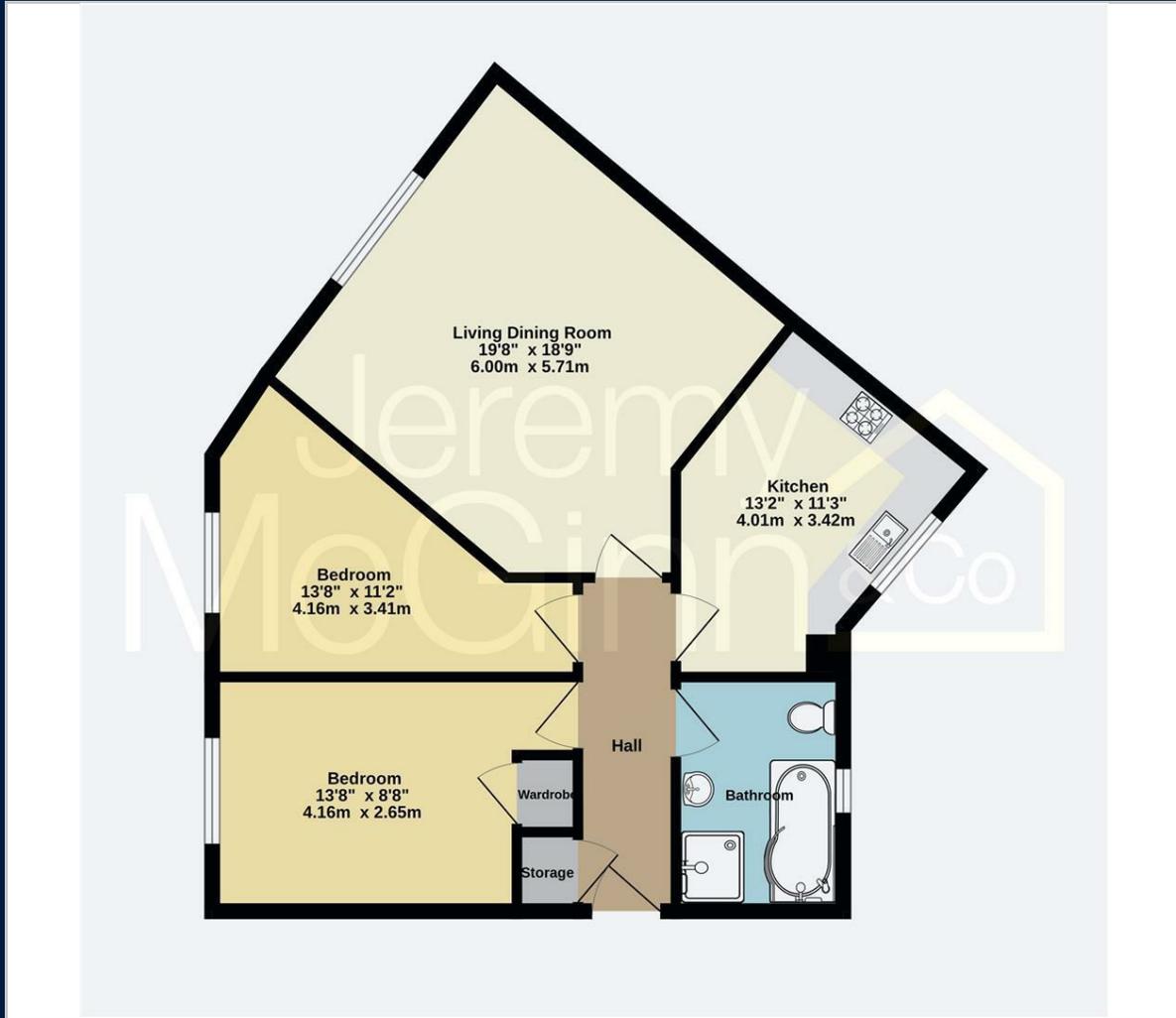


Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

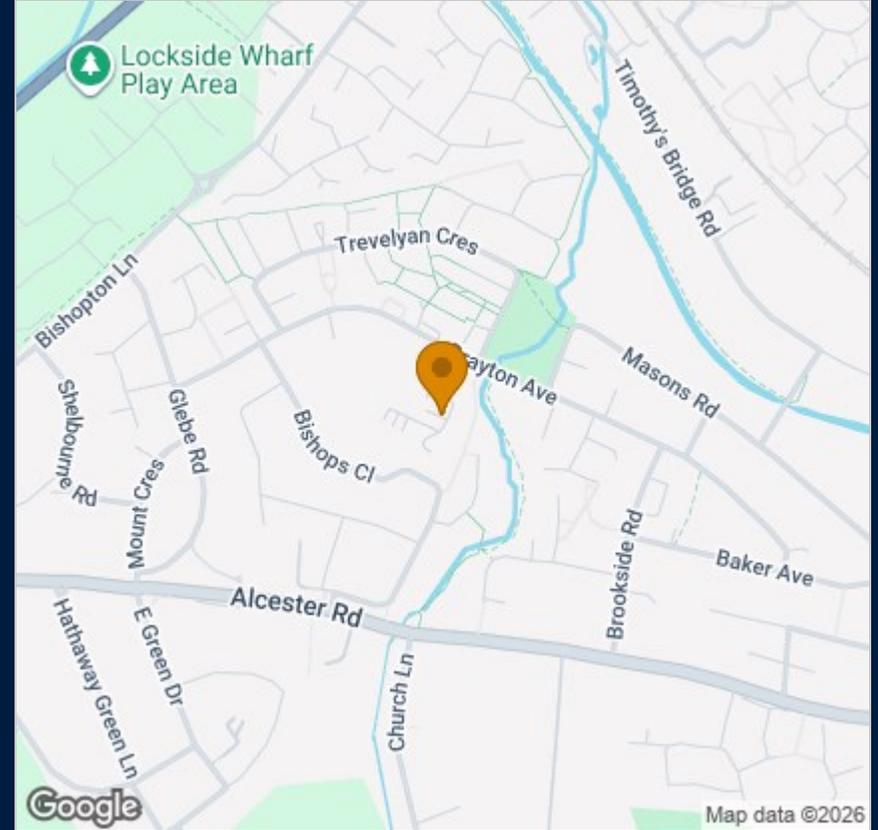
Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

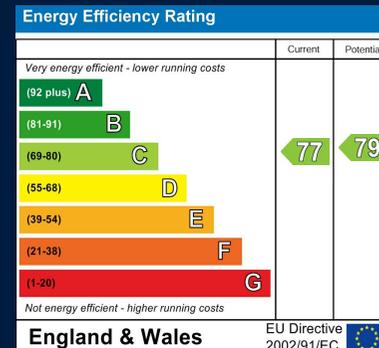
# Floor Plan



# Map



# Energy Performance



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN  
 Tel: 01789 868168 Email: stratford@jeremymcginns.com  
 www.jeremymcginns.com