



College Street,
Stratford-upon-Avon, CV37 6BN

Jeremy
McGinn & Co 

Available at Asking Price £225,000



**** CASH PURCHASERS ONLY ****

For sale with No Onward Chain, a rare opportunity to acquire a charming and characterful first floor Grade II Apartment, occupying a corner plot and forming part of a historic conversion. Set overlooking the Holy Trinity Church, right in the heart of Old Town, the property is within easy walking distance of all that Stratford upon Avon has to offer; including a range of independent shops, cafes and restaurants, as well as the world famous Royal Shakespeare Theatre.

We understand the property will be sold with a 50% Share of the Freehold and Directorship within the Freehold company. We also understand that the property has an unexpired Lease of 57 YEARS and that a lease extension would cost approximately £3000, although a purchaser would need to obtain their own confirmation of this.

This fabulous property would make an ideal 'lock up & leave' or a fine one bedroom character home and is offered for sale with the benefit of an allocated parking space to the rear, as well as further opportunity to obtain an on-street parking permit.

The apartment is accessed via a small communal entrance hall, through it's own front door with a beautiful original staircase rising to the first floor. A central gives access to; Dual-Aspect Living Room with Feature Fireplace, Fitted Kitchen with a range of wall and base units and space for appliances, Generous Master Bedroom, Second Single Bedroom / Dining Room and Bathroom.





Tax Band: D

Council: Stratford District Council

Tenure: Leasehold - Share of Freehold

Money Laundering Regulations – Identification Checks

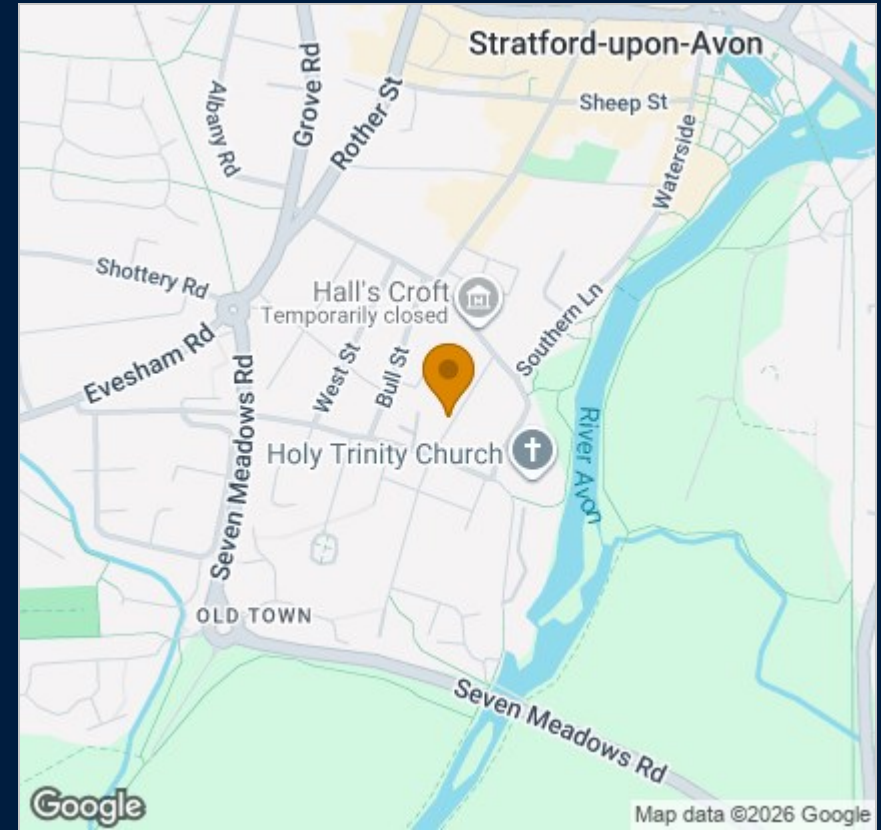
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To 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.

Floor Plan



Map

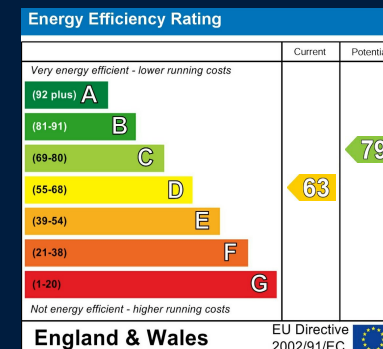


Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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.

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Energy Performance



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