



Longfellow Road,
Stratford-upon-Avon, CV37 7LE

Jeremy
McGinn & Co 

Available at
Guide Price £169,750



Offered for sale with No Onward Chain, a chance to acquire a generously proportioned apartment, located in a tucked away location, with a pleasant outlook just a stones throw from Stratford Town Centre. The property is within easy walking distance of all the amenities the town has to offer, including local shops, pubs & schools. The property would be a great First Time Buy, ideal for singles, couples or anyone looking for an easy and pleasant-to-live-in apartment with a 20 minute walk or short bus ride into the Town. There is also a local Co-Op just a 3 minute walk down a tree-lined path and a Waitrose and Pharmacy, no more than half a mile away.

This apartment offers a spacious entrance hall with an abundance of storage, a modern open plan L-shaped Kitchen/Dining/Living area, two generous double bedrooms and a family bathroom with further storage. This apartment is well-presented throughout and viewing is advised to really appreciate the convenient location.

To the rear is private off road parking allocated for one car, with allocated visitors parking.

We believe the lease length was 125 years from 2004.





Tax Band: C

Council: Stratford District Council

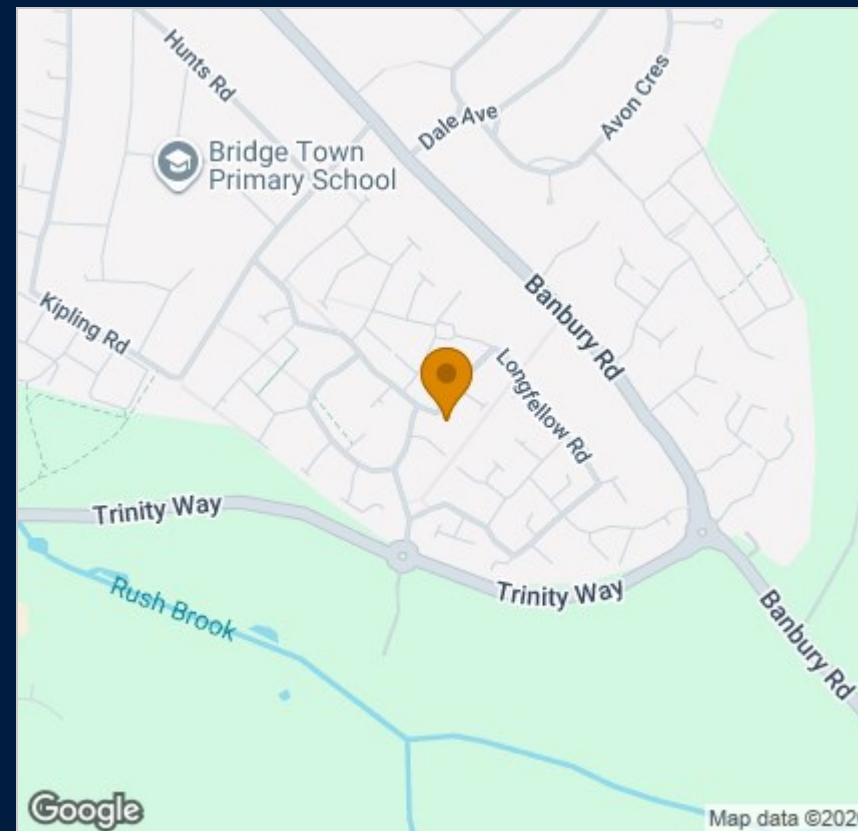
Tenure: Leasehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 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.

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