

Marsh Lane,

Stratford-upon-Avon, CV37 0RY

Jeremy McGinn &Co

Available at
Guide Price £215,000

2 2 1 D

Stylish Two Bedroom Ground Floor Apartment with Garage – No Upward Chain

Situated on the sought-after north side of Stratford-upon-Avon, this beautifully presented ground floor apartment enjoys a convenient location within easy reach of the A46, Stratford Parkway railway station, the Maybird Shopping Centre and the town centre, making it an ideal choice for commuters, professionals or those looking to enjoy all that this historic market town has to offer.

Offering spacious and well-proportioned accommodation throughout, the property benefits from gas central heating, double glazing and is presented in excellent modern order. Accessed via a well-maintained communal entrance hall, the apartment opens into a welcoming reception hall. Double doors lead through to a superb dual-aspect living and dining room, flooded with natural light to create a bright and inviting living space.

The semi open-plan kitchen is thoughtfully designed and fitted with a range of integrated appliances, providing both style and practicality.

The generous principal bedroom features a built-in wardrobe and a contemporary en-suite shower room, while the second double bedroom is served by a well-appointed family bathroom, making the apartment equally suited to guests, family living or home working.

Further enhancing the appeal of this excellent home is a larger-than-average garage, providing secure parking or valuable storage, together with the significant advantage of being offered for sale with no upward chain, ensuring a smooth and straightforward purchase.













Tax Band: C

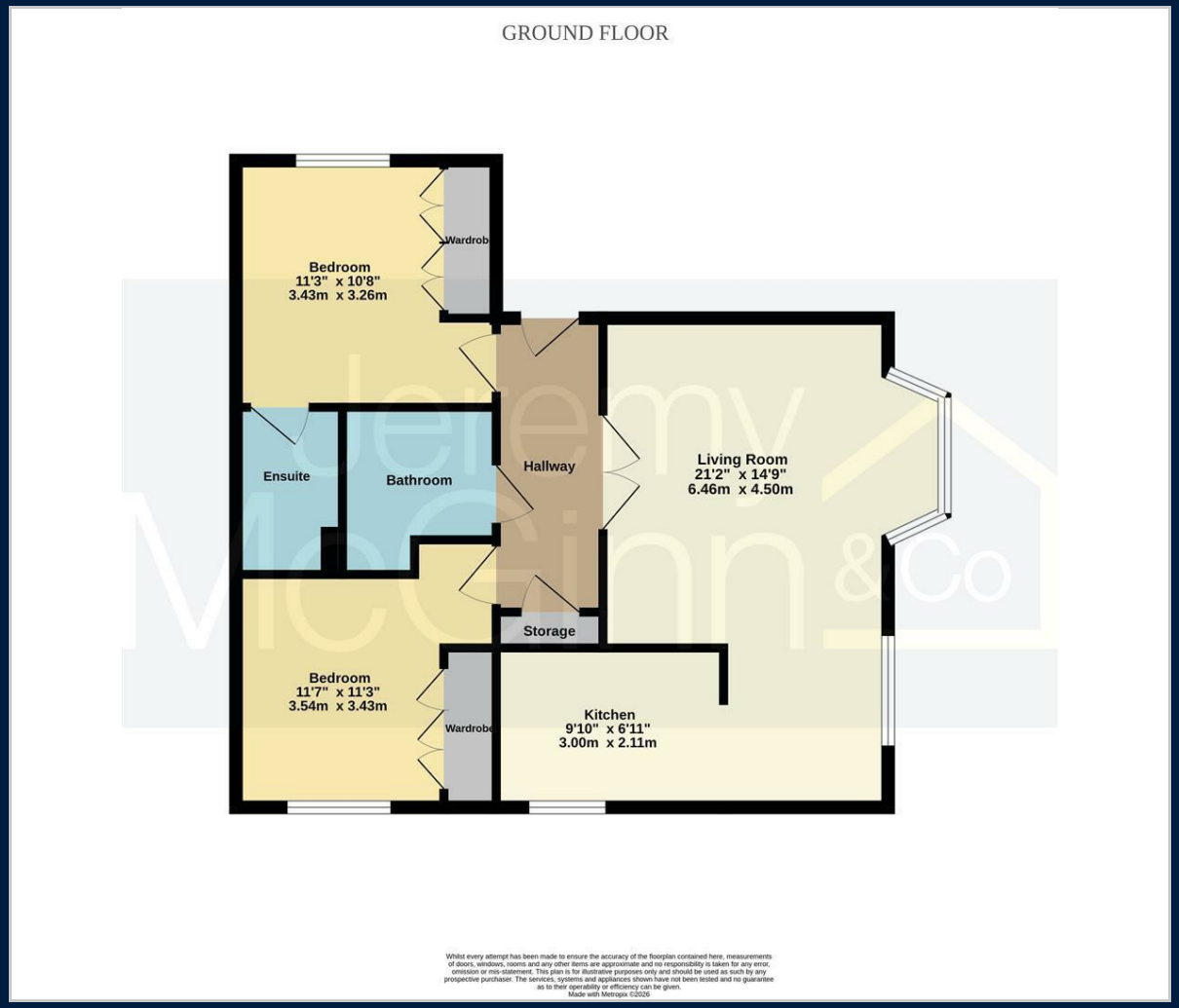
Council: Stratford District Council

Tenure: Leasehold

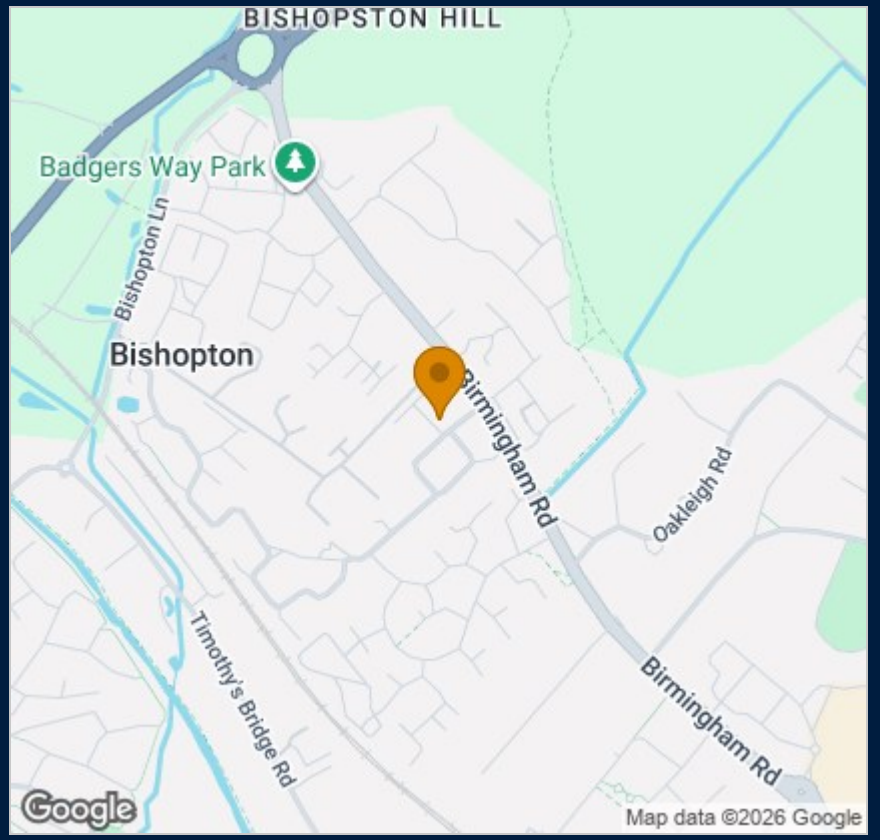
Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are 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.



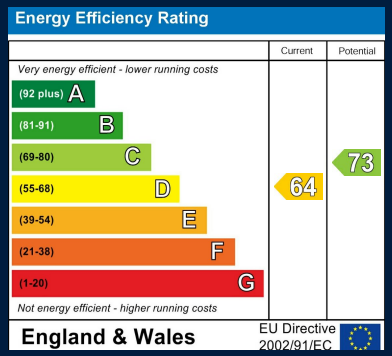
Floor Plan



Map



Energy Performance



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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.

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