



Ophelia Drive ,
Stratford-upon-Avon, CV37 0BL

Jeremy
McGinn & Co

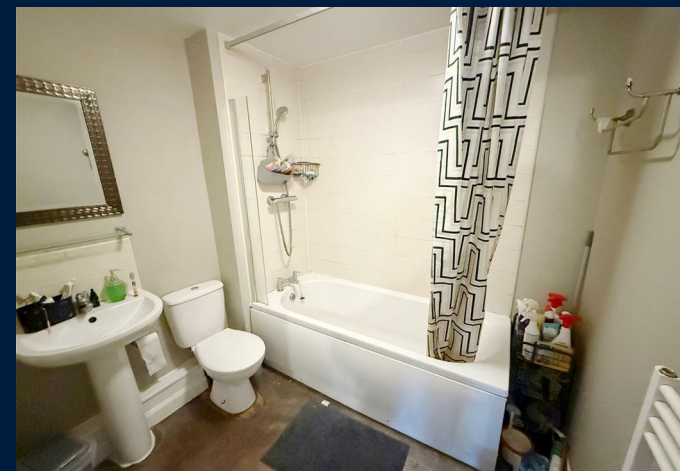
Available at Guide Price £180,000



Located in a most convenient area of Stratford-upon-Avon, a chance to acquire a spacious first floor apartment offering a fantastic opportunity for first-time buyers and investors alike. Boasting NO ONWARD CHAIN this property is ready for you to move straight in and make it your own. Enjoying the convenience of being within walking distance to the vibrant Stratford-upon-Avon town centre and the popular Maybird Shopping Centre, offering an array of shops and amenities. For commuters, excellent transport links are close by, with the Stratford Parkway train station and easy access to main road links.

The apartment comprises; Communal Entrance Hallway, Inner Entrance Hallway, Open Plan Kitchen Living Dining Room with Juliette Balcony, Two Spacious Double Bedrooms, Modern Family Bathroom, Useful Storage Cupboard and outside there is One Allocated Parking Space.

We understand the property to be Leasehold, with an unexpired term of approx. 141 years remaining. There is an annual service charge payable of £1224.80 and an annual ground rent of £250





Tax Band: C

Council: Stratford District Council

Tenure: Leasehold



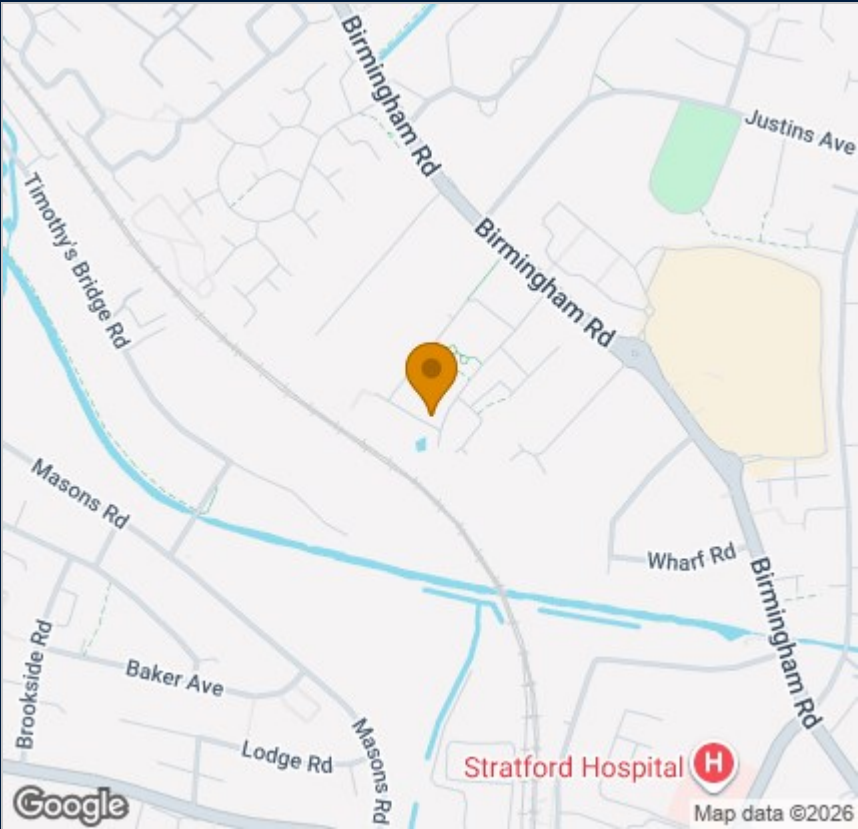
Floor Plan



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.

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Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	88	
(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		

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