



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

Jeremy  
McGinn & Co

## Available at Offers Over £210,000



A charming and characterful two-bedroom first-floor apartment, superbly located in the heart of Stratford-upon-Avon's historic Old Town, with allocated private parking and the significant benefit of a newly extended 999 year lease and 50% share of the freehold.

Occupying a corner position within a historic Grade II Listed building conversion, this attractive apartment enjoys an enviable location overlooking Holy Trinity Church and is within easy walking distance of the Royal Shakespeare Theatre, independent shops, cafés, restaurants and the many amenities of central Stratford-upon-Avon.

The apartment is accessed via a small communal entrance hall and has its own private front door. A beautiful original staircase rises to the first floor, where a central hallway gives access to a bright dual-aspect sitting room with feature fireplace, a fitted kitchen, a generous master bedroom, a second bedroom/dining room and a bathroom.

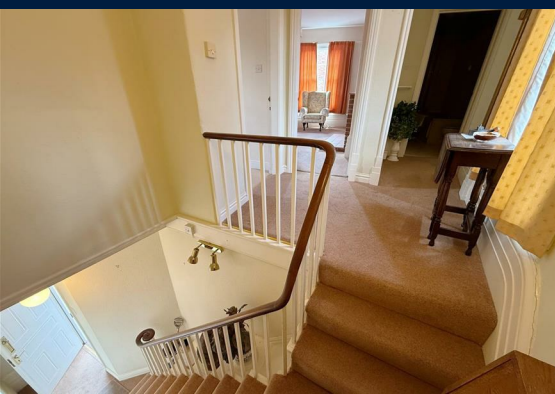
The second bedroom is currently used as a dining room and offers useful flexibility as a bedroom, guest room, study or home office.

A particularly valuable feature of this centrally located property is the allocated private parking space to the rear, together with the potential to obtain an on-street residents' parking permit.

The property is offered for sale with no onward chain and benefits from a new 999 year lease, together with a 50% share of the freehold and directorship within the freehold company.

Please note: the lease contains a restriction prohibiting pets. Short-term/holiday letting is also restricted.





**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Leasehold - Share of Freehold**

### Money Laundering Regulations – Identification Checks

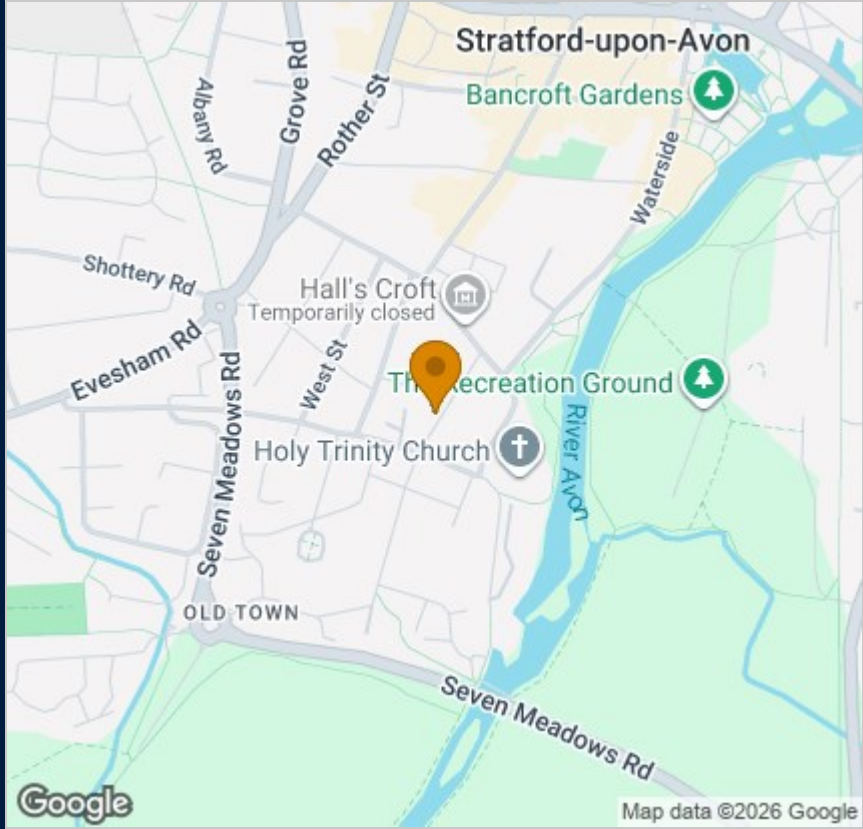
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To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

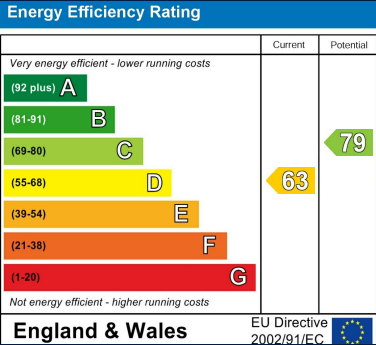


Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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

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

# 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.