



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

Jeremy  
McGinn & Co 

Available at  
Asking Price £225,000



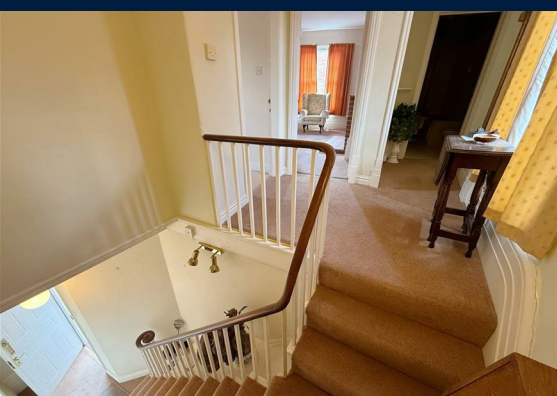
For sale with No Onward Chain, a rare opportunity to acquire a charming and characterful first floor Grade II Apartment, occupying a corner plot and forming part of a historic conversion. Set overlooking the Holy Trinity Church, right in the heart of Old Town, the property is within easy walking distance 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 a benefit of a new lease of 999 YEARS.

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

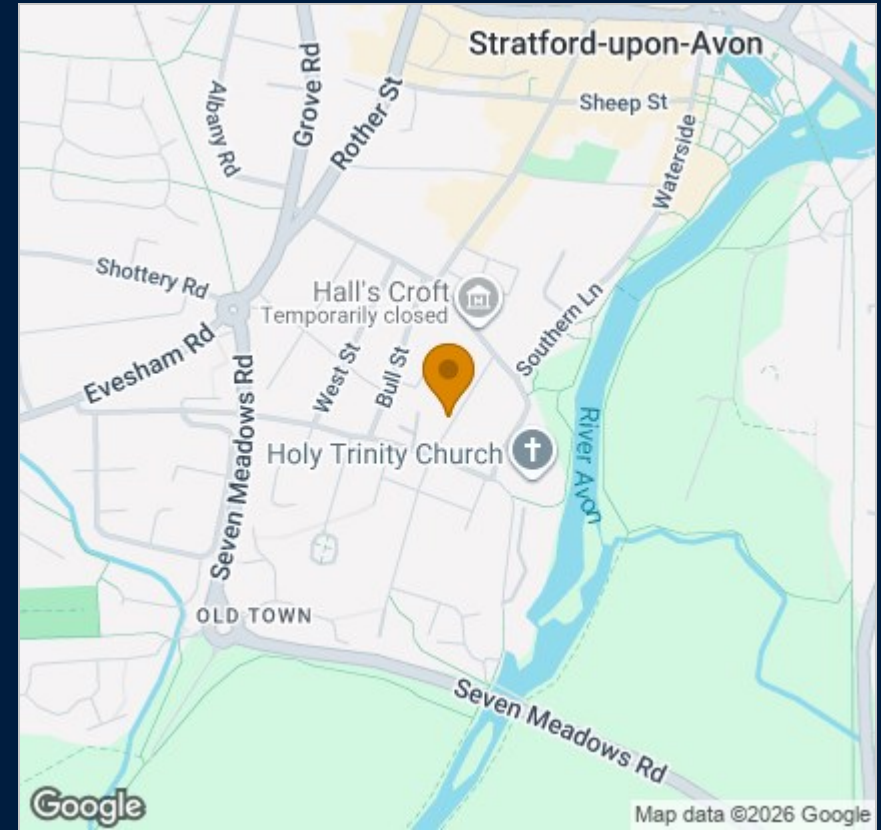
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To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

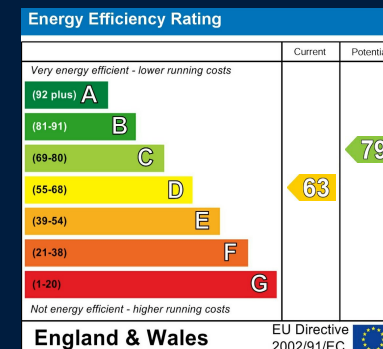


Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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

**55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN**  
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# 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.