



**Clopton Road ,**  
Stratford-upon-Avon, CV37 6TP

Jeremy  
McGinn & Co 



# Guide Price £110,000



Clopton Court comprises a very well-presented development of purpose built apartments, superbly and conveniently situated within a short stroll from the Town Centre. The property is set within generous and well-maintained communal gardens and benefits from allocated and visitor parking.

The property itself comprises a generous GROUND FLOOR studio apartment, offering incredibly affordable living space in such a central location within the Town. The accommodation benefits from electric heating & uPVC double glazing - Communal Entrance Hall, Hallway, Open Plan Kitchen/Living Room with Bedroom area off and Re-fitted Bathroom with contemporary style white with and independently heated shower over the bath. The property has a SINGLE GARAGE situated in a block to the rear of the building.

Agents Note: The property benefits from share of freehold. Under the terms of the Lease, the properties at Clopton Court cannot be rented out on either an AST or Holiday Letting basis and MUST be owner occupied.







**Tax Band: A**

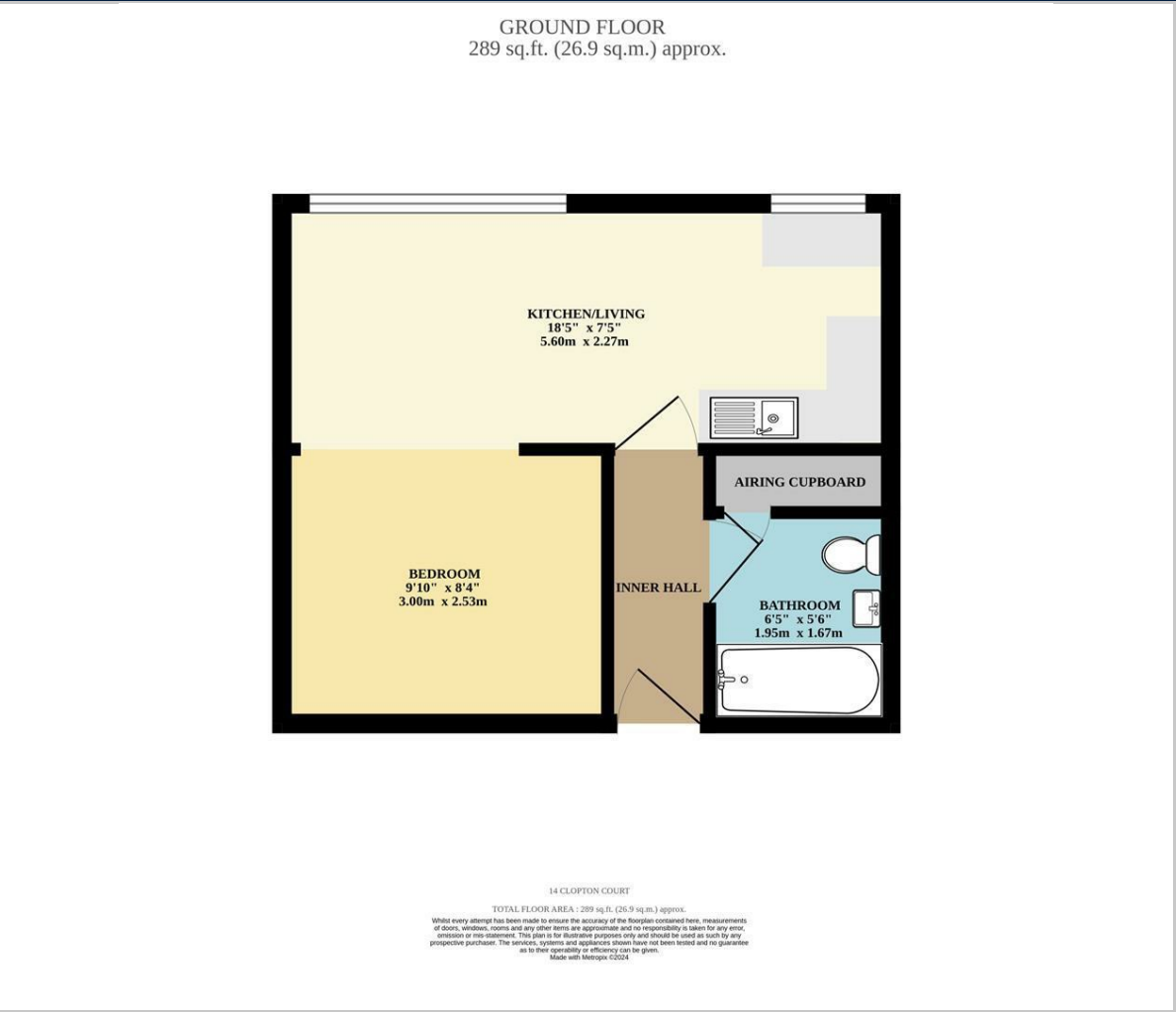
**Council: Stratford upon Avon**

**Tenure: Leasehold - Share of Freehold**

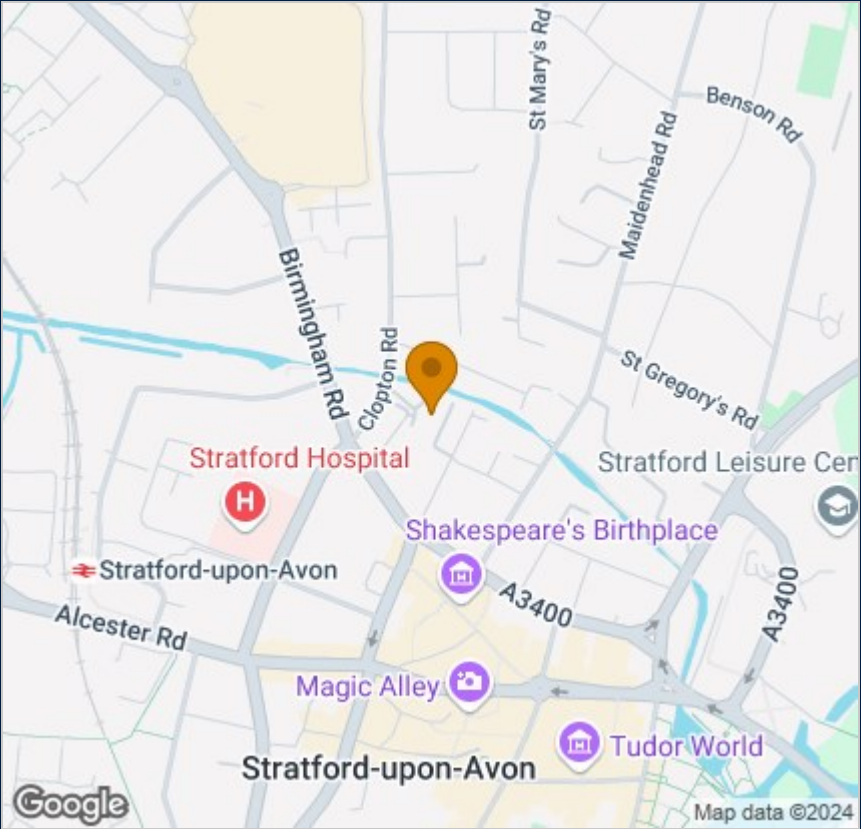
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools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

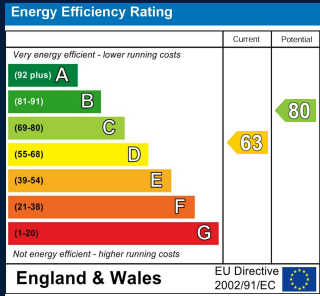
# Floor Plan



# Map



# Energy Performance



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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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