



# Clifford Road , Clifford Chambers

Stratford-upon-Avon, CV37 8HW

Jeremy  
McGinn & Co



# Asking Price £190,000



A chance to acquire a superb two bedroomed first floor maisonette, located in a rural position with fabulous views across open countryside.

The property is accessed via an external balcony, which has a small area for a table and two chairs, into a stylish open plan Kitchen Living Dining Room with a vaulted ceiling, velux windows to the side elevation and two useful storage and a fully fitted modern Kitchen with a range of wall and base units, four ring ceramic hob with granite splashback, electric oven, extractor fan over, black granite worksurfaces, integral fridge/freezer, integral dishwasher and space and plumbing for washing machine.

An inner hallway then leads through to two Bedrooms, both of which benefit from built-in wardrobes and a spacious four-piece Bathroom.

Outside, the property has an allocated parking space.

We understand there is an unexpired lease of approx 115 years and an annual service charge of £1,685.99 although we have not seen evidence of this and this should always be confirmed by your solicitor.







**Tax Band: C**

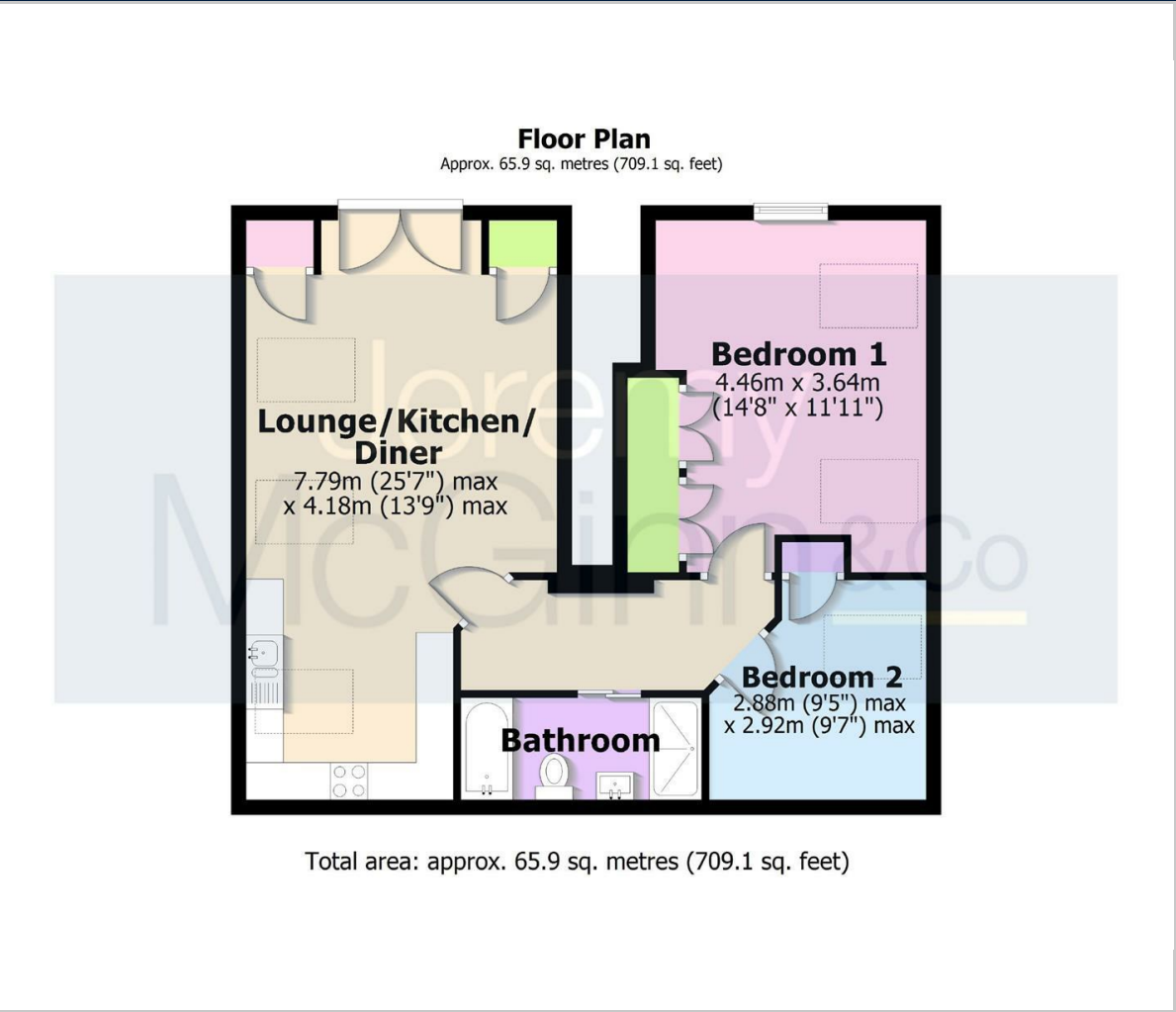
**Council:** Stratford District Council

**Tenure:** Leasehold

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.

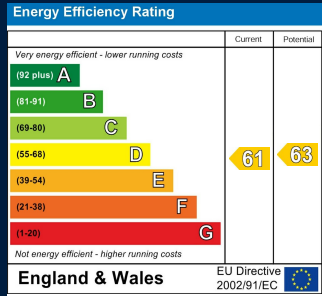
# Floor Plan



# Map



# Energy Performance



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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