



# Falstaff Court, Guild Street

Stratford upon Avon, CV37 6RB

Jeremy  
McGinn & Co 

## Available at Guide Price £199,950



A chance to acquire a well-presented first floor apartment, ideally positioned in the heart of Stratford upon Avon town centre and offered for sale with no onward chain. The property provides well-proportioned accommodation comprising a bright and spacious living dining room, a separate fitted kitchen, two bedrooms and a bathroom.

Additional benefits include gas central heating and a single garage, offering valuable storage or parking in this central location. Situated within easy walking distance of local shops, amenities, restaurants and transport links, this apartment would make an ideal first time buy, bolt-hole or investment opportunity.

We understand the property has an unexpired lease term of approx. 945 years. There is a service charge of approx. £1549.28 and a ground rent of £50 per annum.





**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.



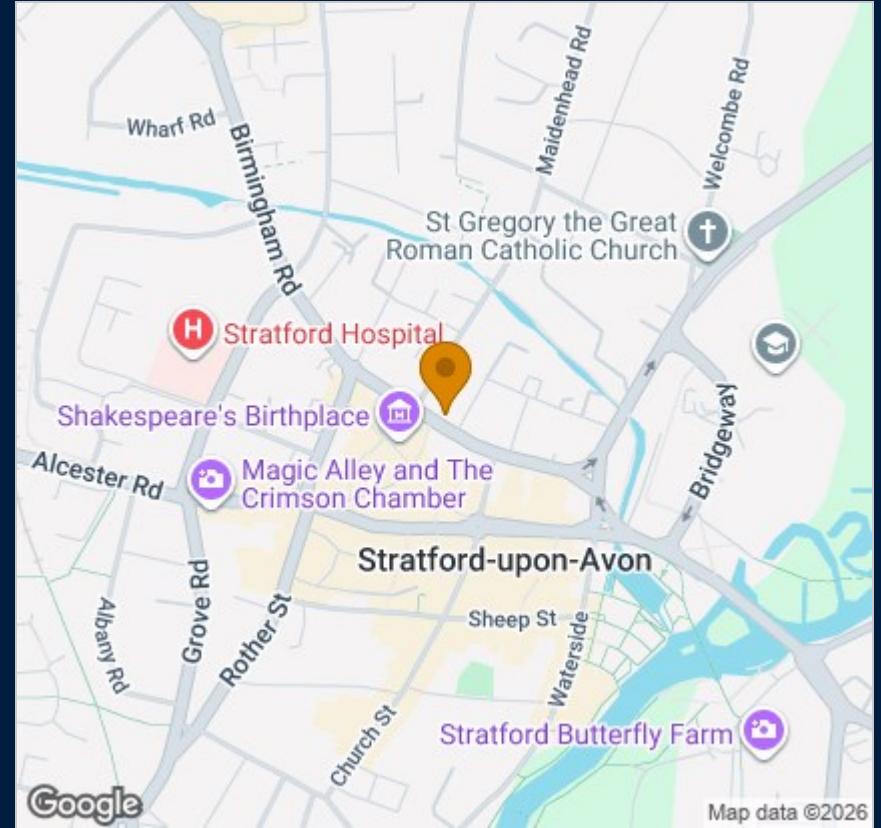
# Floor Plan



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.

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# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

