

Avenue Road,

Stratford-upon-Avon, CV37 6UF

Jeremy McGinn &Co

Available at
Asking Price £375,000

2 2 1

Occupying what is undoubtedly one of the town's prime residential locations, this substantial first floor apartment offers spacious accommodation within easy reach of Stratford upon Avon town centre and the stunning open countryside of the Welcombe Hills.

The apartment is situated on the first floor of this attractive development and is approached via a secure video entry system leading into the communal entrance and reception hall.

Once inside, oak veneer doors open to the well-proportioned accommodation, the centrepiece of which is a stunning open-plan kitchen/dining/living room. Impressive high ceilings add considerably to the feeling of light and space, creating a superb room equally suited to everyday living and entertaining.

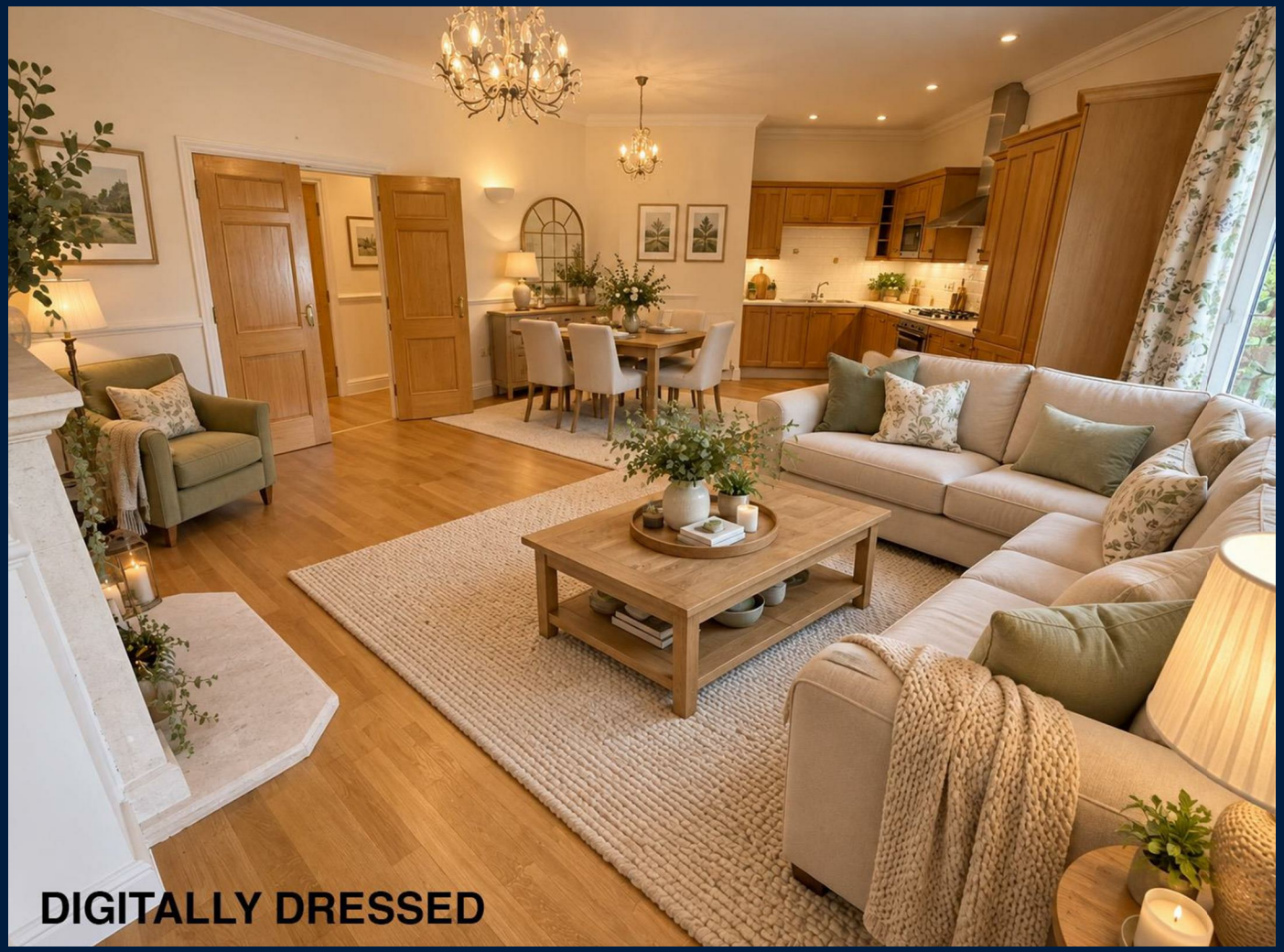
The fitted kitchen is comprehensively equipped with a range of integrated appliances including an oven, four-ring gas hob with extractor over, fridge/freezer, dishwasher and washing machine.

The principal bedroom is a particular feature of the apartment, being of generous proportions and dominated by a feature circular window which floods the room with natural light and creates a striking focal point. There is also a built-in wardrobe together with an en-suite shower room.

The guest bedroom is again a good size and benefits from a built-in wardrobe, whilst the accommodation is completed by a separate bathroom fitted with a three-piece suite.

Outside, residents have the use of communal grounds, whilst the apartment also benefits from one allocated parking space.

We understand there is an unexpired lease of approx. 975







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years and an annual service charge of £1885.00.

NO ONWARD CHAIN



















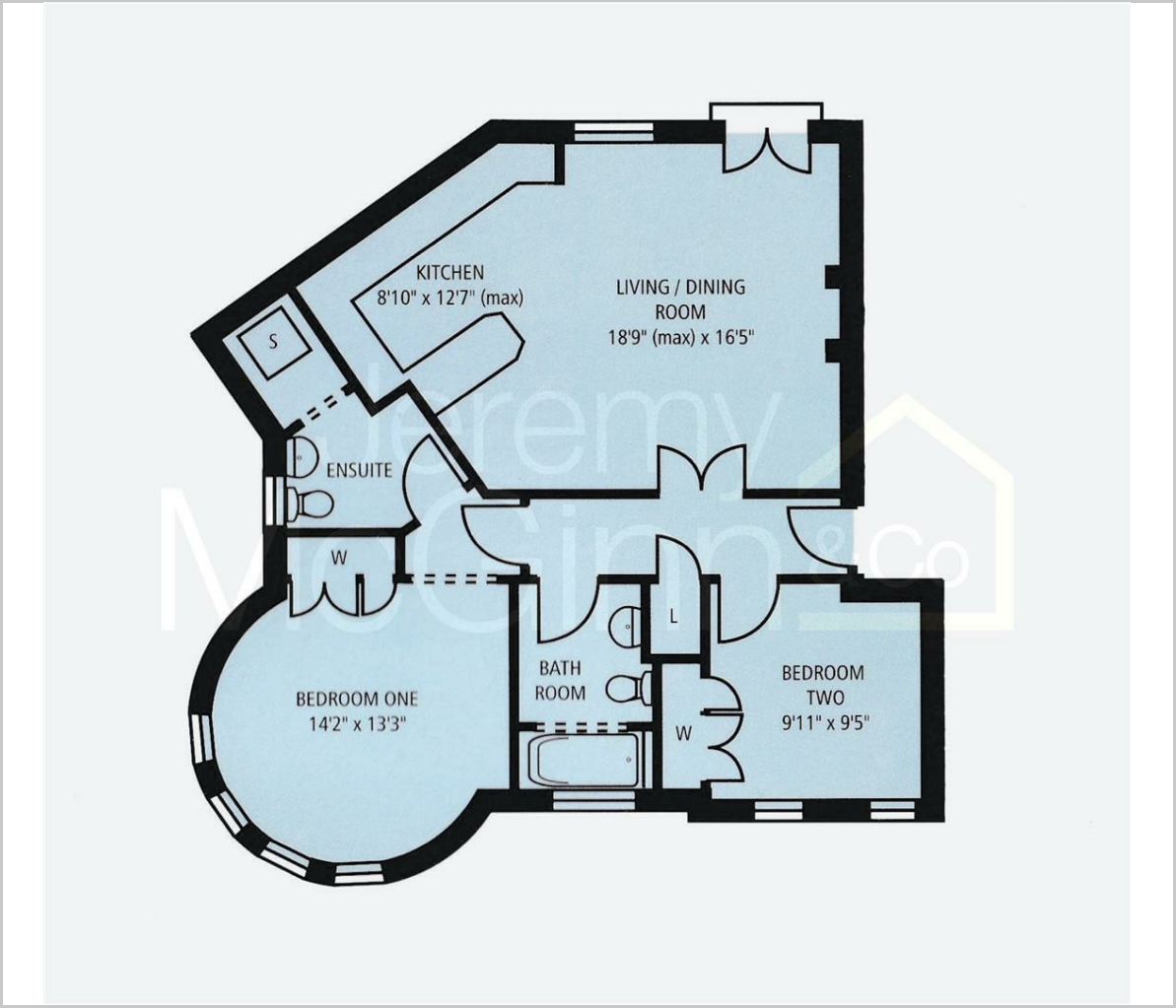
Tax Band: D

Council: Stratford District Council

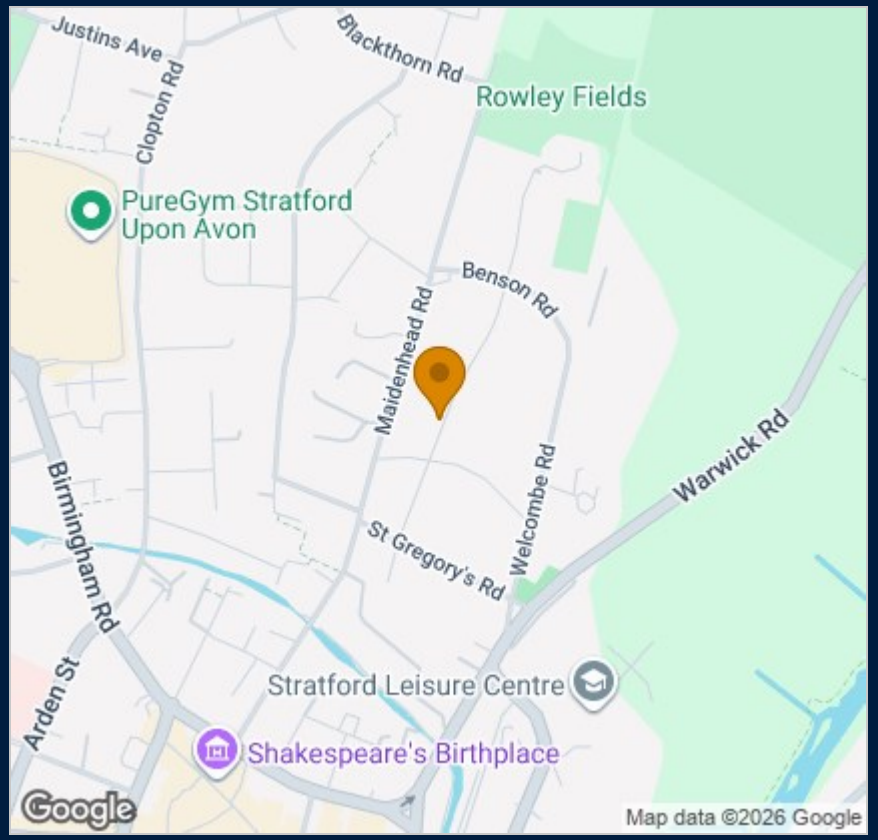
Tenure: Leasehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

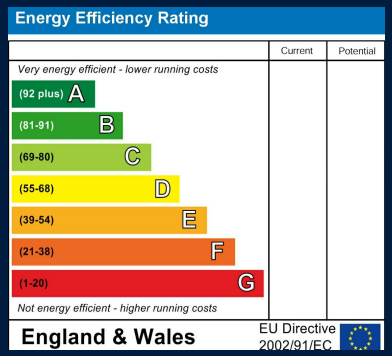
Floor Plan



Map



Energy Performance



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.

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