

Clopton Road,

Stratford-upon-Avon, CV37 6TP

Jeremy McGinn &Co

Available at
Offers Over £130,000

1 1 1 D

A chance to acquire a spacious one bedroom ground floor apartment, pleasantly situated within the popular Clopton Court development in the heart of Stratford town centre. Offered for sale with no onward chain, the property enjoys an exceptionally convenient location with the town's excellent range of shops, restaurants, cafés and other amenities right on the doorstep.

The internal accommodation would benefit from some updating and is approached via a communal entrance hallway and opens into a private internal hallway with two useful storage cupboards. From here, doors lead to a spacious living/dining room providing plenty of room for both comfortable seating and a dining area, together with a fitted kitchen.

The property offers a generous double bedroom with the benefit of a built-in wardrobe, while the accommodation is completed by a shower room.

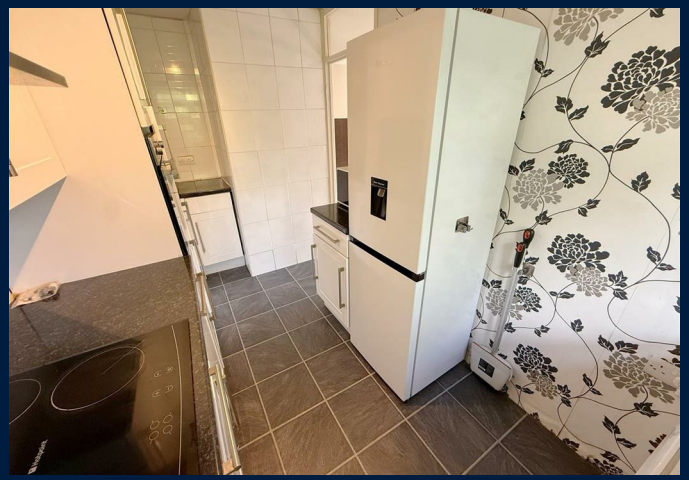
Outside, residents have the use of beautifully maintained communal gardens, providing an attractive and peaceful outdoor space to enjoy. A particular advantage of the property is its own allocated parking space, with additional visitor parking also available.

We understand there to be an unexpired lease term of 82 years and an annual service charge of £1718.10.

Agents Note: 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.

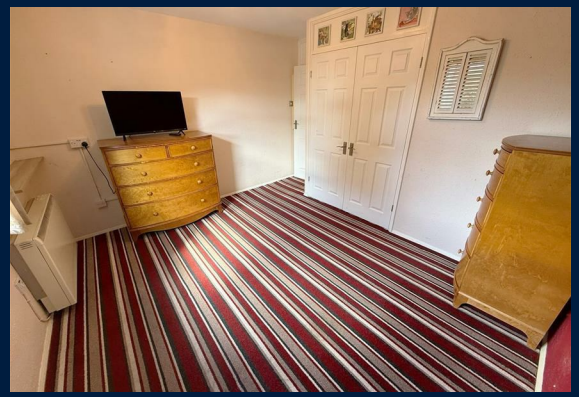














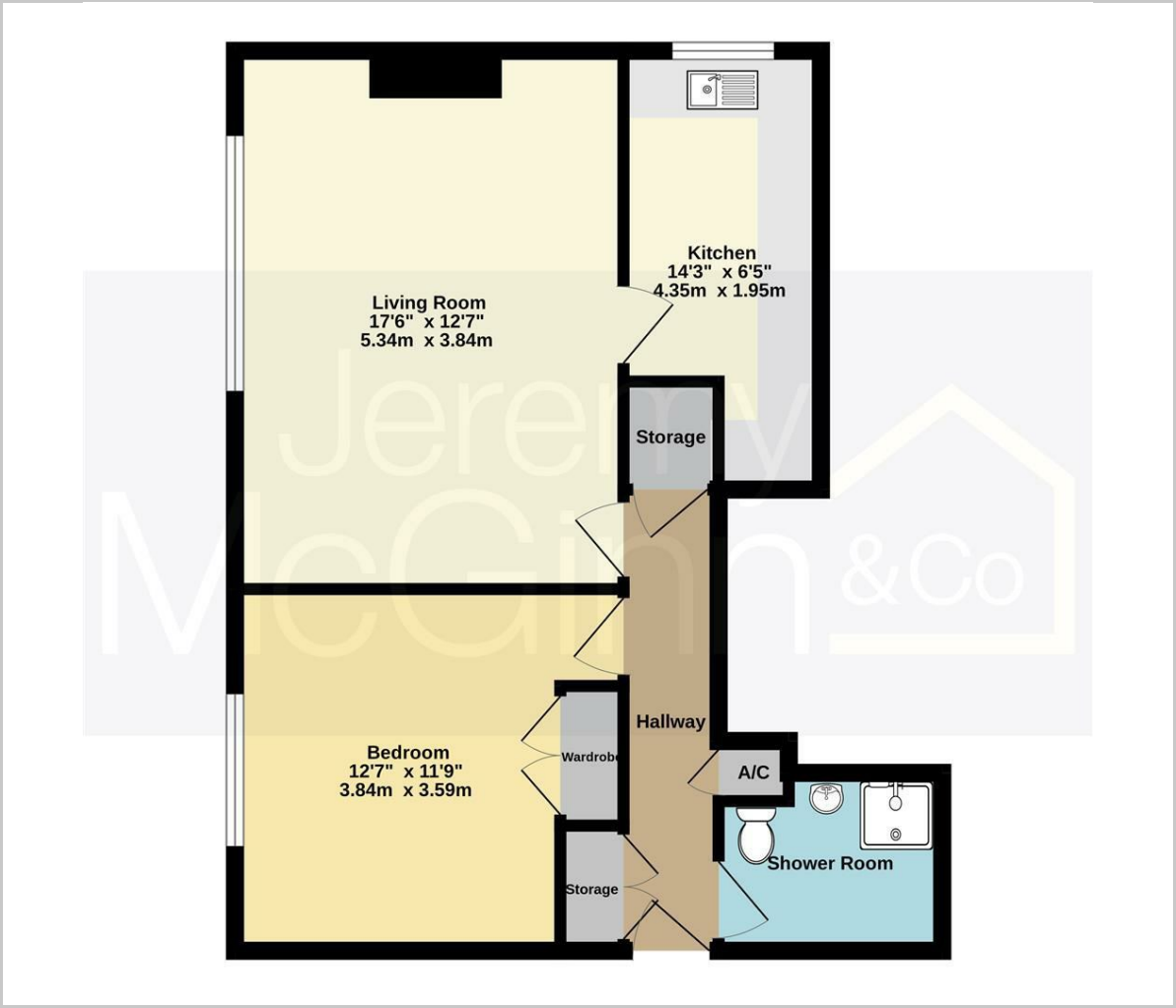


Tax Band: B

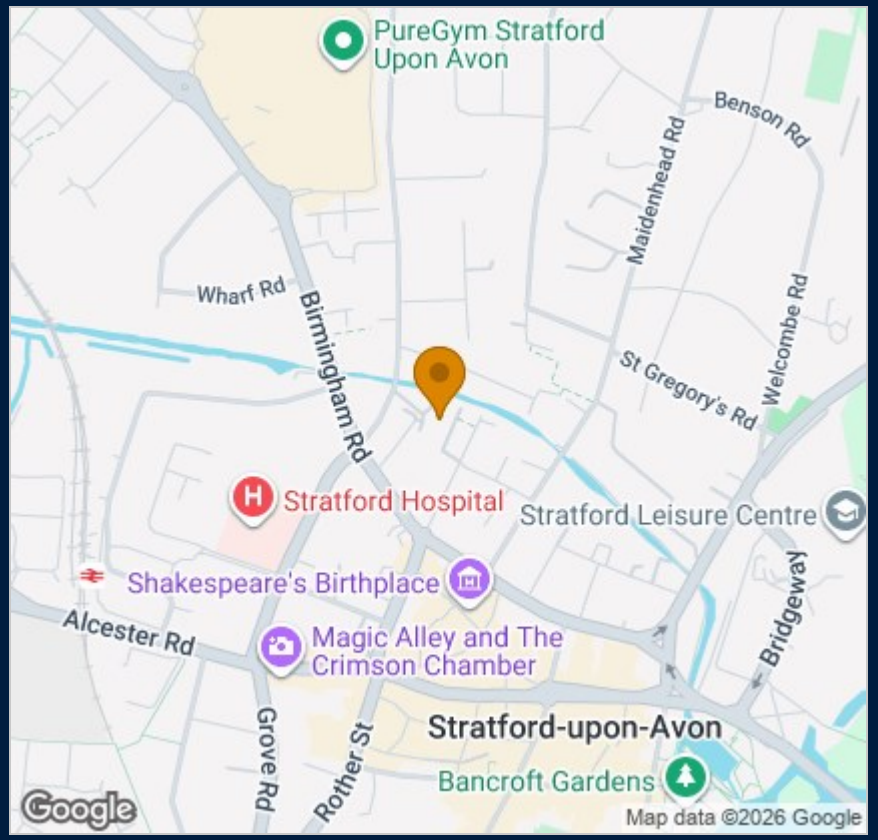
Council: Stratford District Council

Tenure: Leasehold

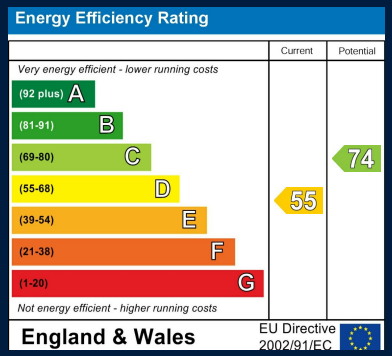
Floor Plan



Map



Energy Performance



Jeremy McGinn &Co

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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com