



Longfellow Road ,
Stratford-upon-Avon, CV37 7LE

Jeremy
McGinn & Co 

Available at Guide Price £175,000



Offered for sale with No Onward Chain, a chance to acquire a generously proportioned apartment, located in a tucked away location, with a pleasant outlook just a stones throw from Stratford Town Centre. The property is within easy walking distance of all the amenities the town has to offer, including local shops, pubs & schools. The property would be a great First Time Buy, ideal for singles, couples or anyone looking for an easy and pleasant-to-live-in apartment with a 20 minute walk or short bus ride into the Town. There is also a local Co-Op just a 3 minute walk down a tree-lined path and a Waitrose and Pharmacy, no more than half a mile away.

This apartment offers a spacious entrance hall with an abundance of storage, a modern open plan L-shaped Kitchen/Dining/Living area, two generous double bedrooms and a family bathroom with further storage. This apartment is well-presented throughout and viewing is advised to really appreciate the convenient location.

To the rear is private off road parking allocated for one car, with allocated visitors parking.

We believe the lease length was 125 years from 2004.





Tax Band: C

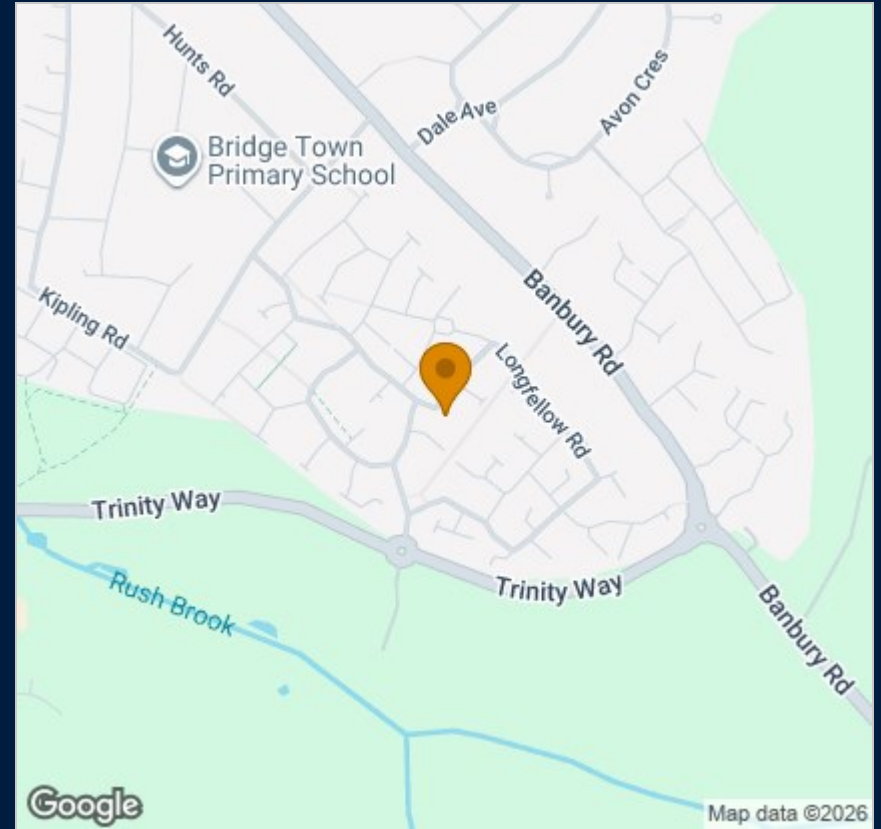
Council: Stratford District Council

Tenure: Leasehold

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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