



**Warwick Court, Warwick Road ,**  
Stratford-upon-Avon, CV37 6YE



# Available at Offers In Excess Of £187,500



A chance to acquire a spacious first floor apartment situated within a sought-after canal side development. The property is conveniently situated a short stroll from Shakespeare's birthplace and Stratford upon Avon's waterside and ideal for those wanting to enjoy the convenience of the amenities on your doorstep.

The property is entered into the spacious private entrance via a communal lobby. The hallway gives access to all rooms and also allows a generous storage cupboard and airing cupboard. The inner hall then opens up into a spacious Living Room, with a door leading out to an external balcony with delightful views over the canal and gardens. The separate kitchen benefits from a range of wall & base units, built-in oven and space for white goods. The bedroom is a well-proportioned double and benefits from a built-in wardrobe. The bathroom offers a 3 piece suite, with shower enclosure, WC and wash basin.

The property also benefits from a single garage and permit parking within Warwick Court. The property has also had brand new double glazed windows fitted throughout in recent months.

We understand the property to be Share of Freehold, with approx. 935 unexpired years remaining on the lease and has a service charge of approx £1361 per annum (although these details should always be confirmed by your solicitor).







**Tax Band: C**

**Council:** Stratford District Council

**Tenure:** Leasehold - Share of Freehold

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.





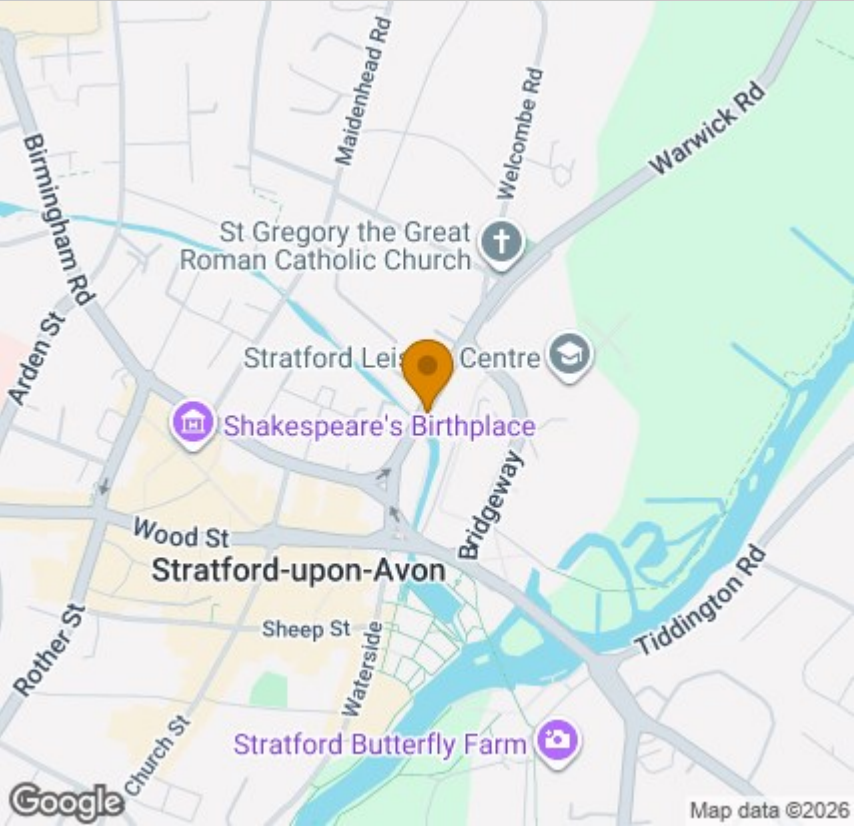
# Floor Plan



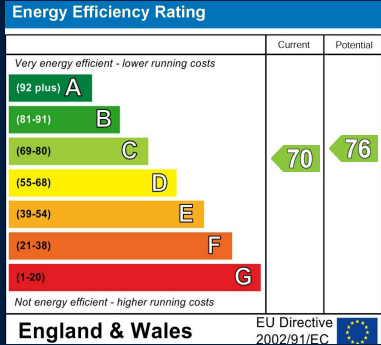
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance



Jeremy McGinn & Co