



**St Gregorys Road,**  
Stratford-upon-Avon, CV37 6UH

Jeremy  
McGinn & Co 

Available at  
Offers Over £140,000



Offered for sale with NO ONWARD CHAIN and located within one of Stratford upon Avon's most sought-after roads, this fantastic second floor apartment forms part of a historically converted period building and would make an ideal First Time Buy, Buy To Let or Holiday Home.

Situated just a short stroll from Stratford upon Avon Town Centre, this property benefits from the convenience of the extensive range of amenities including shops, cafes, bars and restaurants as well as the world famous Royal Shakespeare Theatre.

The property is entered via a communal Reception Hall with grand staircase and gallery landing. There is then an inner Hallway, Sitting Room, Kitchen with integrated oven/hob, fridge & freezer, a Double Bedroom and a family Bathroom.

Externally, there are well maintained, pleasant communal gardens and ample private parking is provided for residents and guests, along with further permit parking along St Gregorys Road, should it be required.





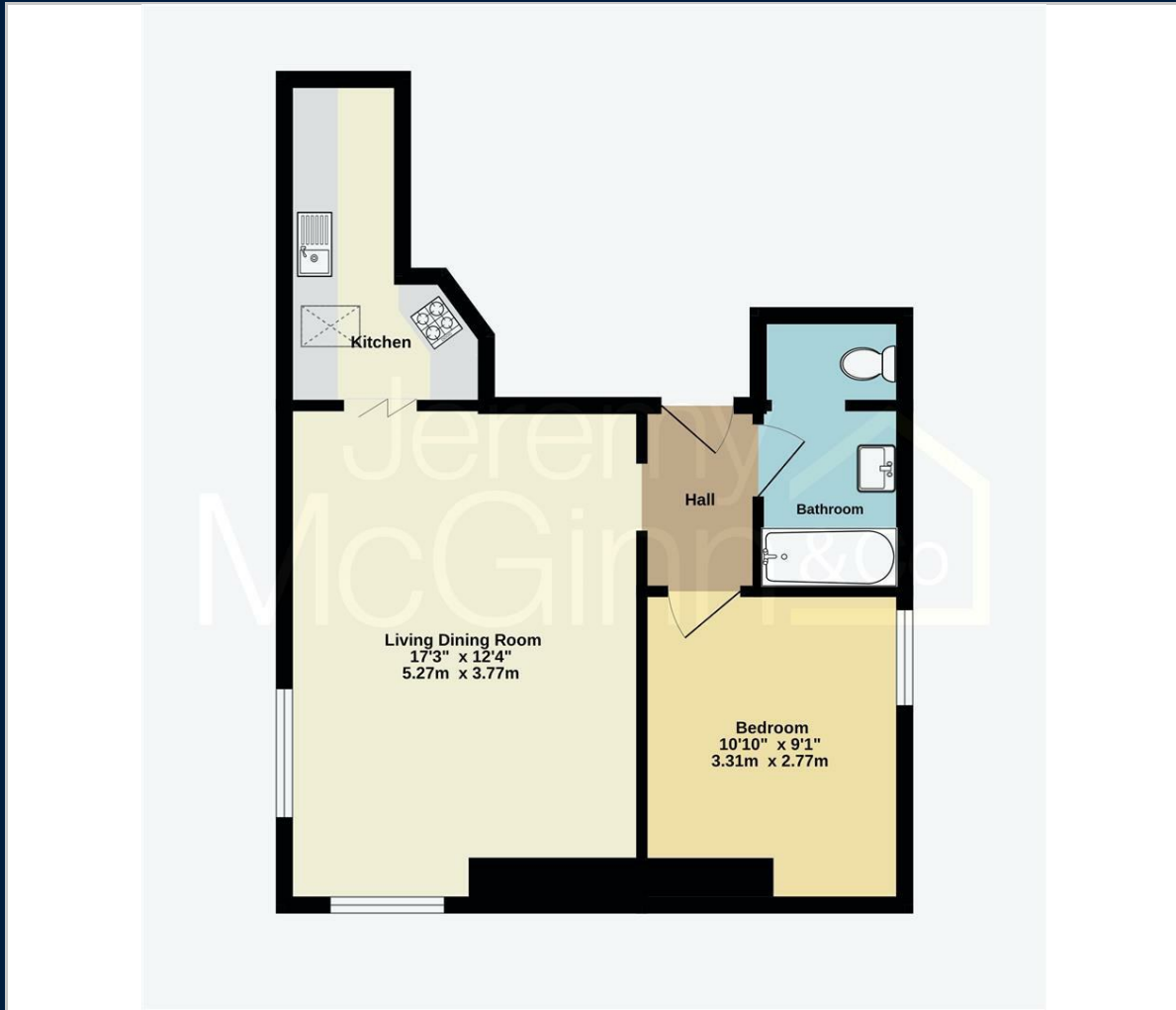
**Tax Band: B**

**Council: Stratford on Avon District Council**

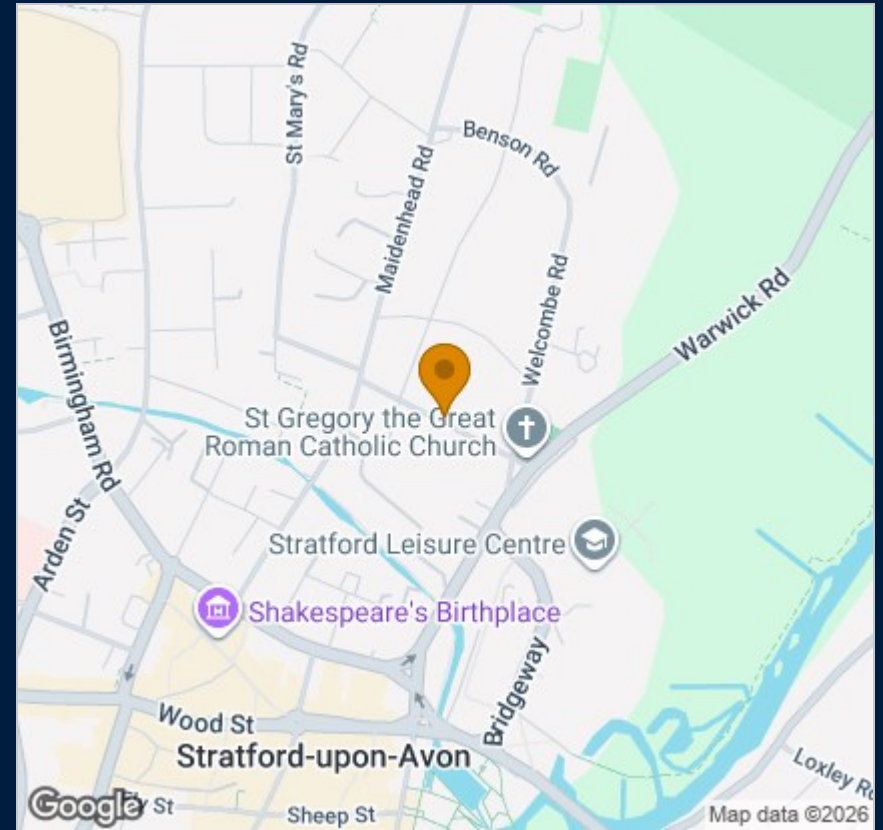
**Tenure: Leasehold**

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



# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

## Money Laundering Regulations – Identification Checks

In line with 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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