

Sanctus Court,

Stratford-upon-Avon, CV37 6DL

Jeremy McGinn &Co

Available at
Offers In The Region Of £215,000

2 1 1 D

A superbly situated two double bedroom top floor apartment, occupying a highly sought-after location on the south side of Old Town and within easy walking distance of Stratford-upon-Avon town centre and the Royal Shakespeare Theatre.

The property enjoys an excellent position for those wishing to take full advantage of everything the town has to offer, with a wide range of shops, cafés, bars and restaurants all readily accessible on foot, together with the world-famous Royal Shakespeare Theatre.

Approached through well-presented communal areas, the building benefits from an entry phone system enabling residents to provide visitor access from within the apartment.

The accommodation has been subject to recent upgrading and is presented in a smart contemporary style, benefiting from gas-fired central heating via a combination boiler and double glazing throughout.

A particular feature is the impressive full-depth living/dining room, which provides a bright and welcoming living space with direct access onto a sit-out balcony – an ideal spot to enjoy some fresh air or simply relax.

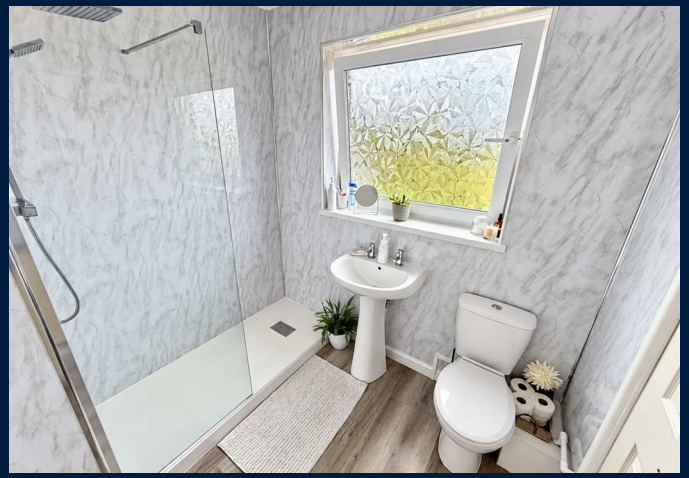
The recently fitted kitchen is finished in a contemporary style and incorporates a comprehensive range of integrated appliances, whilst the equally stylish shower room has also been recently upgraded.

There are two well-proportioned double bedrooms, completing this particularly appealing and conveniently located apartment.

Tenure: Leasehold – 999-year lease with approximately 937 years unexpired
Ground Rent: Nil
Service Charge: Approximately £1,800 per annum















Tax Band: C

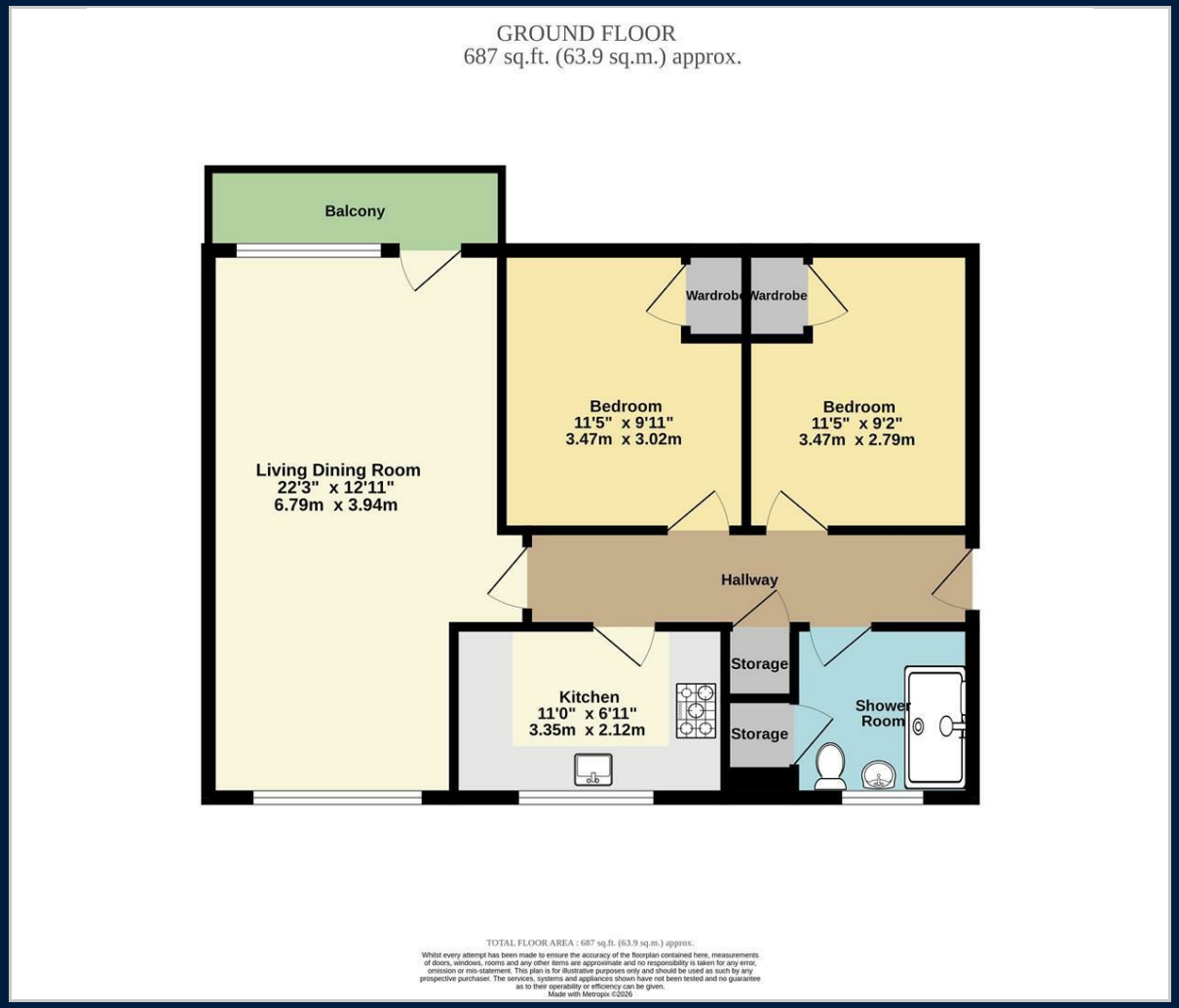
Council: Stratford-upon-Avon District Council

Tenure: Leasehold

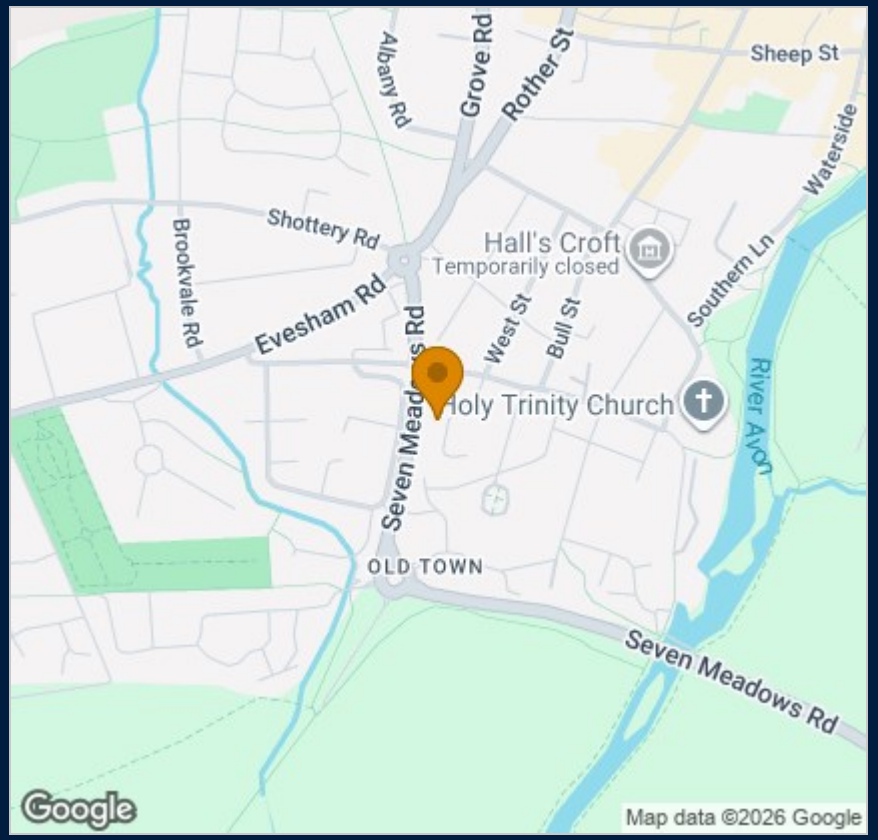
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

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.

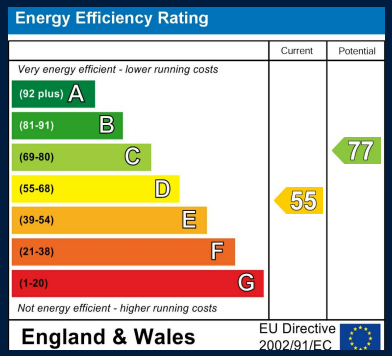
Floor Plan



Map



Energy Performance



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.

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

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.