



**Portia Road ,**  
Stratford-upon-Avon, CV37 0AR

Jeremy  
McGinn & Co 

## Available at Offers Over £160,000



A chance to acquire a well-presented modern first floor maisonette, located in a tucked away position within easy reach of Stratford Town Centre and local amenities including Maybird Shopping Centre, supermarkets and train station.

The property is being sold with the benefit of no onward chain and is entered through it's own front door, with an internal staircase leading to the first floor. The spacious accommodation briefly comprises a Living Dining Room with a Juliet balcony overlooking the front of the property and an archway leading through to a Fitted Kitchen with a range of wall and base units and space for white goods. The Bedroom is a generous Double Room with a storage cupboard and a modern bathroom with shower over bath, WC and wash basin.

Outside, the property benefits from one allocated parking space and there is plenty of visitors space available.

We understand there is a ground rent payable of £112.50 every six months and a service charge of £1,135.38 per annum and an unexpired lease term with 135 years remaining.





**Tax Band: B**

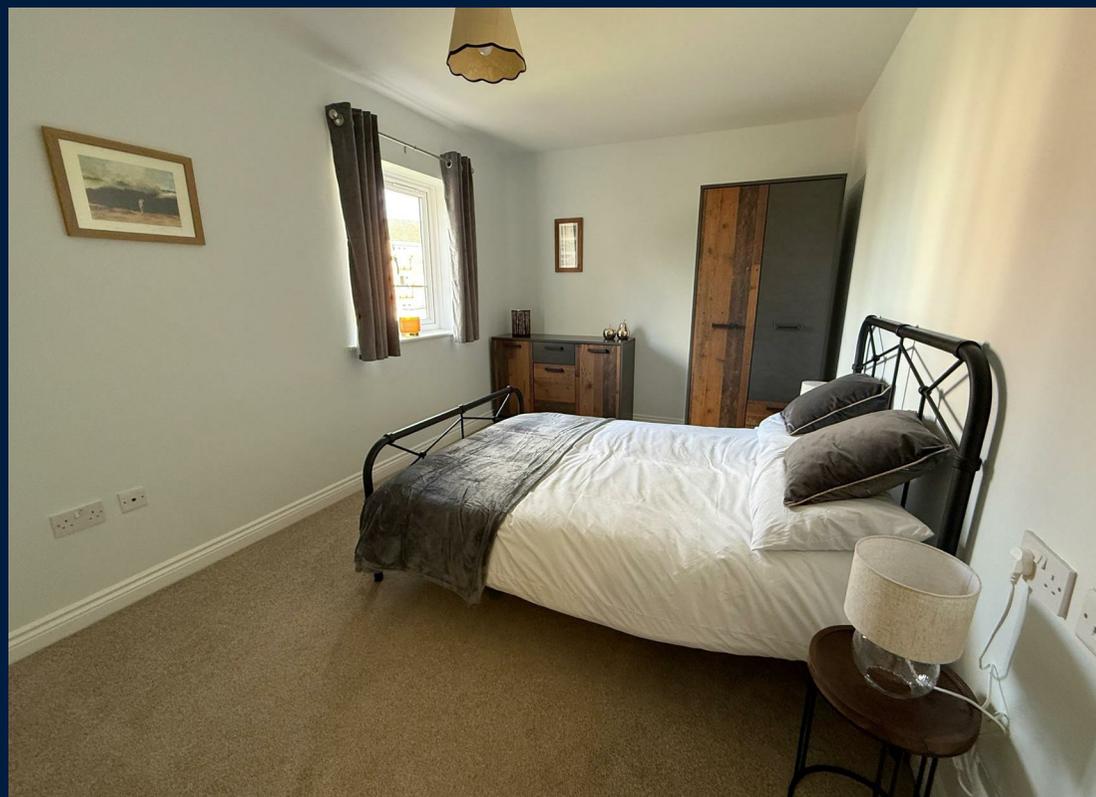
**Council: Stratford District Council**

**Tenure: Leasehold**

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.

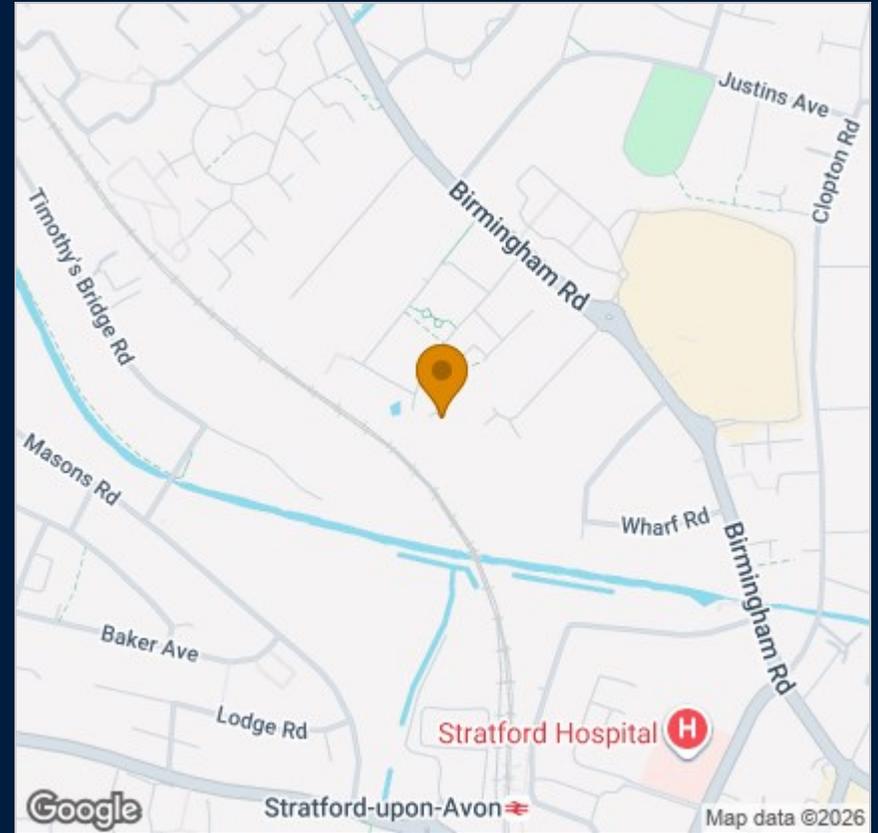
Please note that this fee is non-refundable under any circumstances.



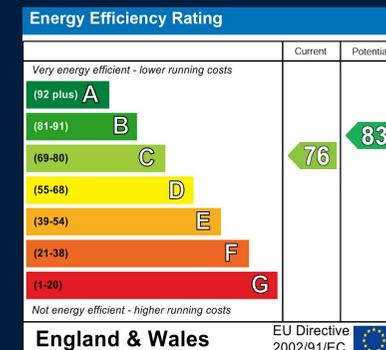
# Floor Plan



# Map



# Energy Performance



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.

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