



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

Jeremy  
McGinn & Co 

# Asking Price £195,000



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 a 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

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.

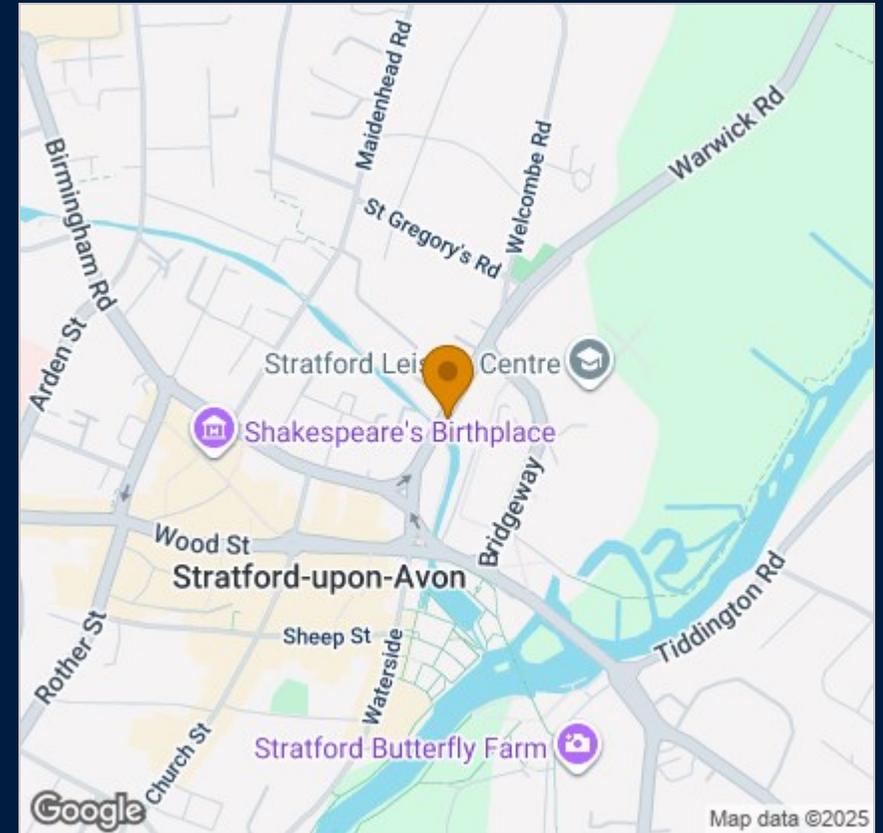
Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access 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.



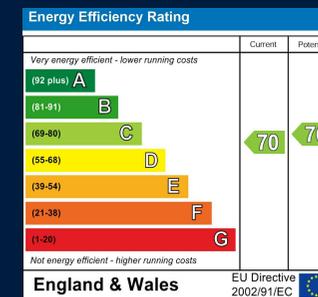
# Floor Plan



# Map



# Energy Performance



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