



Paddock Lane, Stratford-Upon-Avon, CV37 9JE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Conveniently situated within walking distance from Stratford Upon Avon town centre and positioned in a quiet location, here is an excellent opportunity to acquire a first floor maisonette. Ideally suited to first time purchasers or investors, as this property benefits from excellent rental potential. The property has the added benefit of UPVC double glazing throughout with two parking spaces, and no onwads chain.

The accommodation briefly comprises; entrance hall, having staircase off to the first floor, a good sized lounge combined dining room. There is a kitchen having a comprehensive range of built-in base drawer and wall units, one double bedroom with a built in wardrobe, there is also a well presented bathroom comprising a white three piece suite and fully tiled walls. Outside there is paved parking for 2 vehicles and a brick built store.

Stratford-upon-Avon is Internationally famous as the birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre and 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. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

We understand from the current vendors the property is leasehold 125 years from approximately 1989
Service/Management fee is £1071.81 per year
Ground Rent is £69.20 per year
This should however be verified from solicitors prior to exchange of contracts.





Key Features

- First floor maisonette
- Living combined dining room
- Private parking for 2 vehicles
- Close to the town centre and racecourse
- Great investment opportunity
- Ideal first time purchase
- No onwards chain
- EPC - C

£150,000

EPC Rating - C

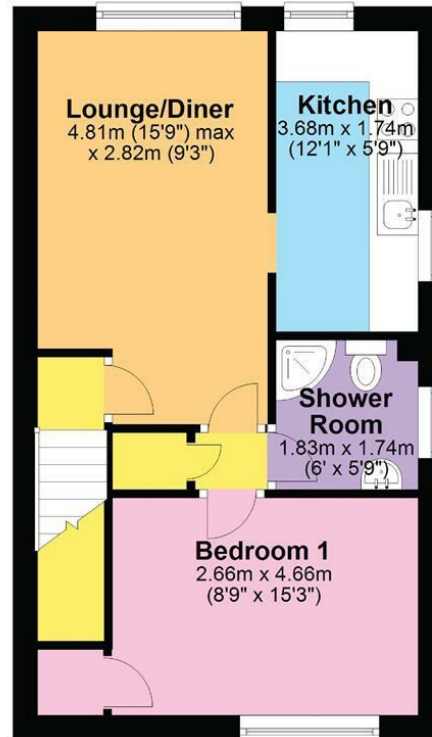
Tenure - Leasehold

Council Tax Band - B

Local Authority -
Stratford-upon-Avon

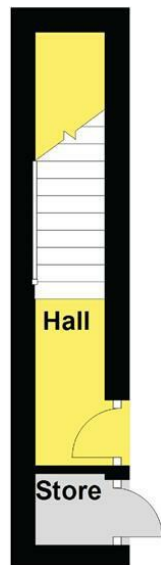
First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Flat Entrance

Approx. 5.3 sq. metres (57.5 sq. feet)



Total area: approx. 44.3 sq. metres (477.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.