



**Warwick Road ,**  
Stratford-upon-Avon, CV37 6YQ

Jeremy  
McGinn & Co 



# Offers Over £210,000



Offered for sale with NO ONWARD CHAIN, a chance to acquire a spacious SECOND FLOOR apartment situated within a sought after development set in mature canal side gardens. 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 gardens. The separate kitchen benefits from a range of wall & base units, built in oven & Fridge Freezer and space for white goods. The bedrooms are both well proportioned double rooms and both benefit from built-in wardrobes. The bathroom offers a 3 piece suite with shower over bath.

We understand the property to Leasehold with approx. 937 unexpired years remaining on the lease and has a service charge of approx £1,500 per annum (although this should always be confirmed by your solicitor).







**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Leasehold**



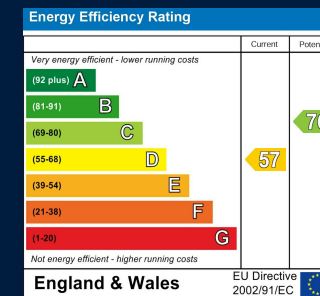
# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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