



**Betjeman Road ,**  
Stratford-upon-Avon, CV37 7LJ

Jeremy  
McGinn & Co 

# Guide Price £199,950



A chance to acquire a very well proportioned GROUND FLOOR apartment, situated within the popular Trinity Mead development to the south side of Stratford upon Avon. The property is within easy reach of local amenities including Waitrose, the Co-Op and the Town Centre itself.

The accommodation is presented in good order and offers a very comfortable living space with uPVC double glazing and gas central heating throughout. The Communal Entrance Hall with entry phone system, gives access to your own front door leading into a spacious Reception Hall with storage cupboards off. The generous open plan Kitchen Living Dining Room is a fabulous, triple-aspect room with a fitted Kitchen to one end and living space to the other, with french doors leading out onto the gardens. The bedrooms are both good sized doubles, with the Master Bedroom benefitting from Fitted Wardrobes and an Ensuite Shower Room. The family bathroom offers a modern three piece suite.

There are well maintained communal gardens and allocated parking to the rear of the building.





**Tax Band: C**

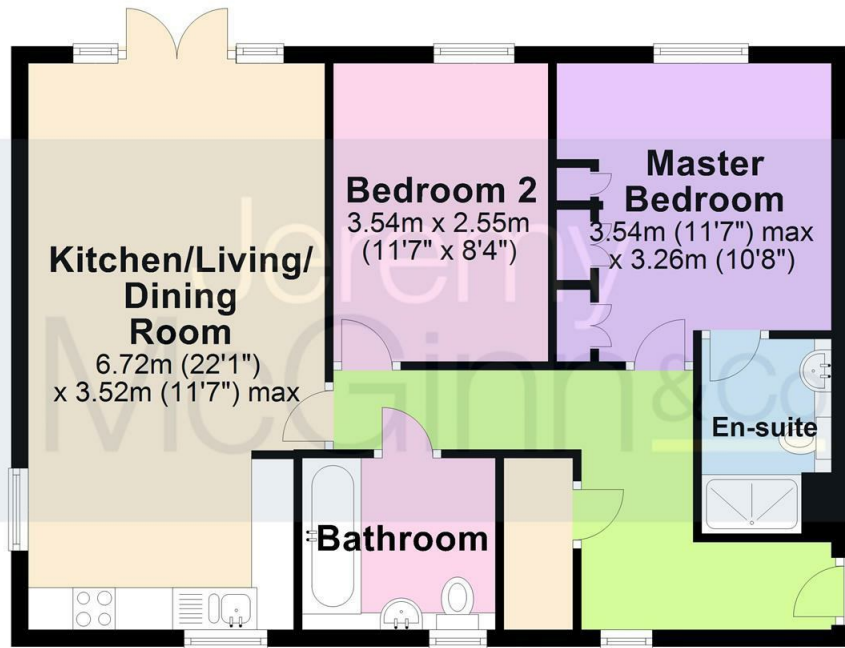
**Council:** Stratford upon Avon District Council

**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.

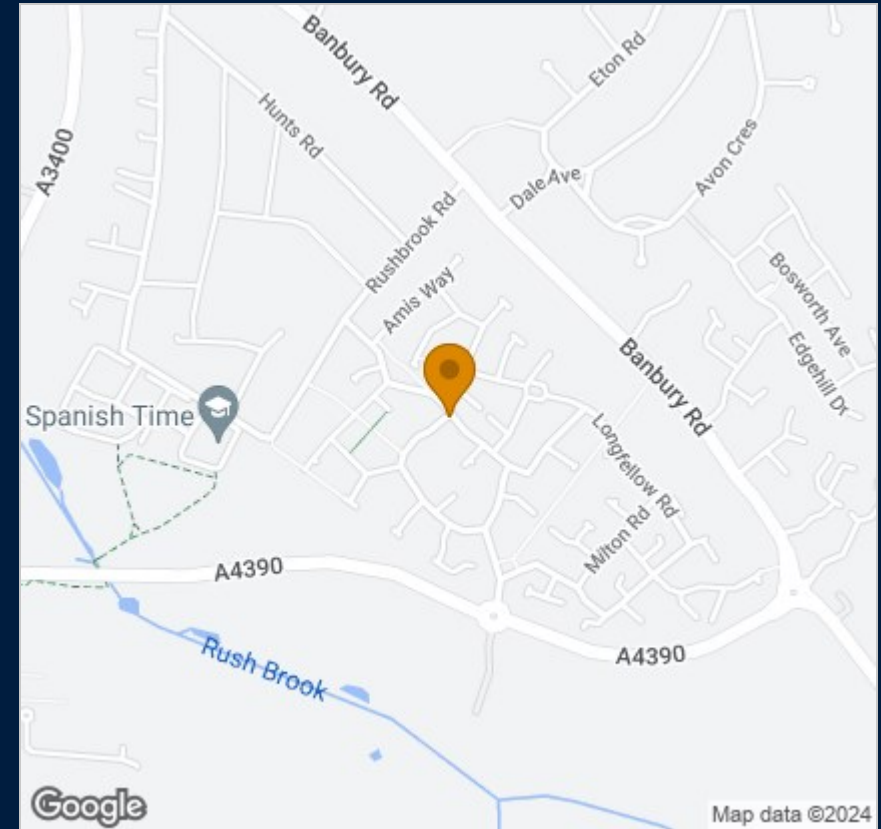
# Floor Plan

Floor Plan



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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