



Lingfield Crescent ,
Stratford-upon-Avon, CV37 9LX

Jeremy
McGinn & Co 

Offers Over £360,000



A chance to acquire a most stylish duplex property, situated in a fabulous location enjoying stunning views over the racecourse and countryside beyond yet being ideally located within a short walk of the excellent Town Centre amenities including a range of shops, cafes & restaurants in addition to the world famous Royal Shakespeare Theatre.

The property itself is set out over 3 floors and offers spacious well appointed living space ideal for a buyer who is seeking a certain lifestyle where convenience and quality are priorities. The property is entered at ground floor level, with a spacious reception hall that offers scope to be a useful study area and a recent conservatory addition, leading out onto a low maintenance patio garden, enjoying stunning views over the racecourse.

A staircase leads up over two floors and opens to a second floor landing, with refitted WC and then on to a fabulous triple-aspect open plan Living Dining Kitchen, offering fabulous views to two sides over the racecourse. The kitchen is of a modern contemporary style, with an extensive range of fitted units & appliances.

A further staircase then leads up to the third level, offering two good sized double Bedrooms, both with useful fitted wardrobes & en-suite bathrooms.

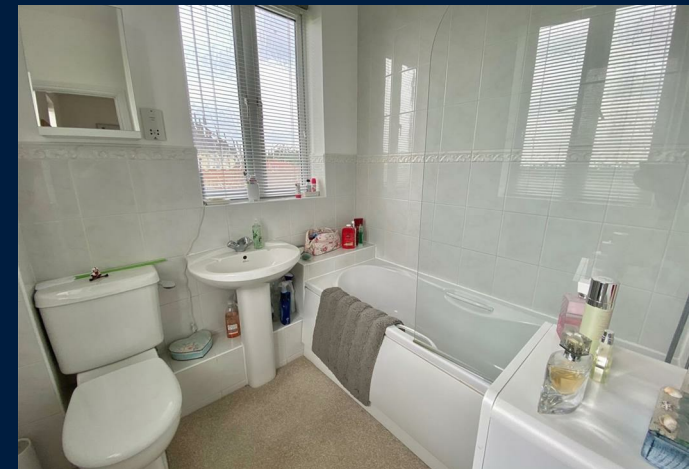
Outside to the front, there is off-road parking for one car.

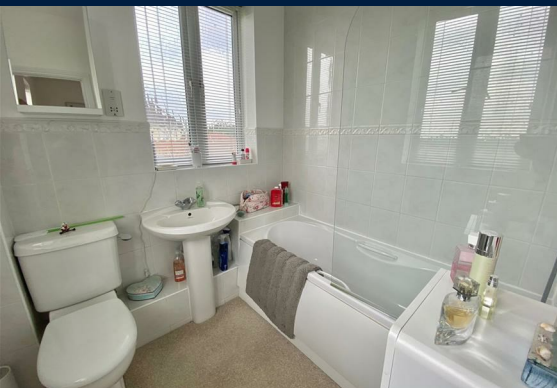


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We understand this property to be for sale with a 50% Share of the Freehold, with a 999 year Lease from June 2017. This information should always be checked & confirmed by your solicitor.





Tax Band: E

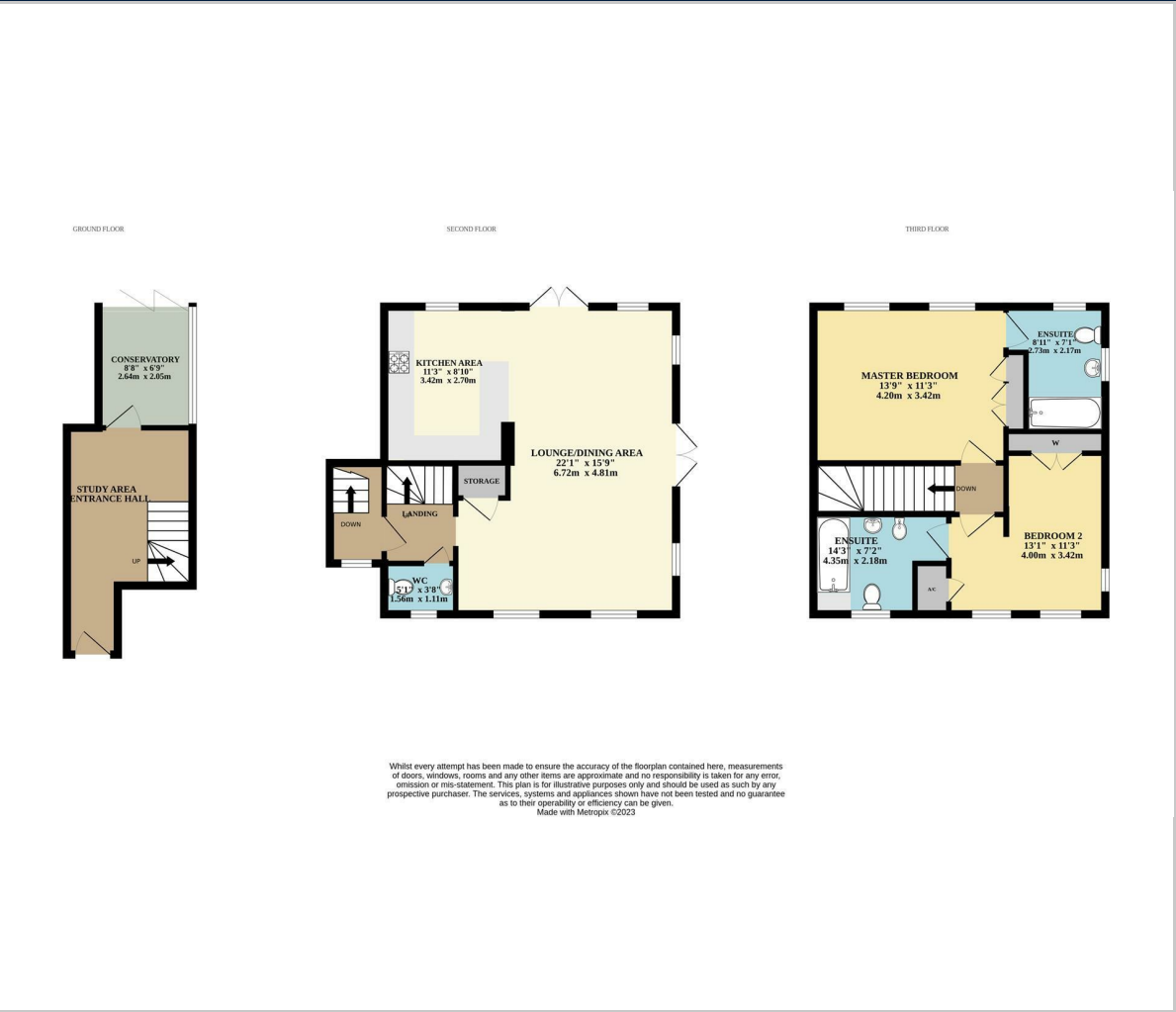
Council: Stratford on Avon District Council

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.

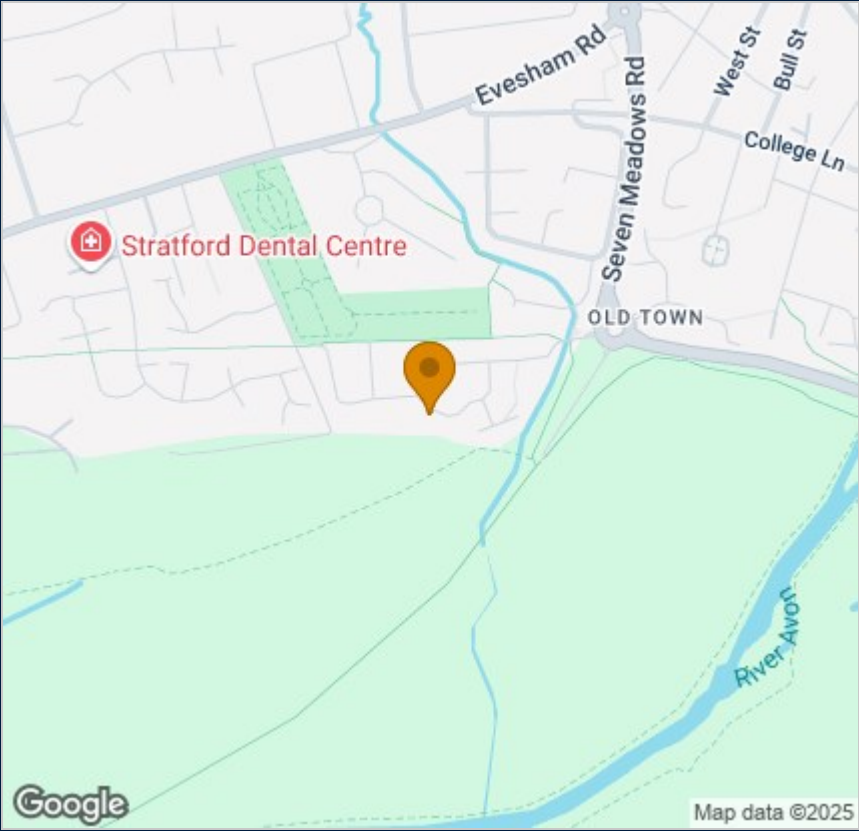
Floor Plan



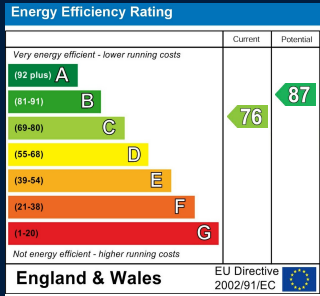
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Map



Energy Performance



Jeremy McGinn & Co