



Lysander Court
Ely Street, Stratford upon Avon, CV37 6FL

Jeremy
McGinn & Co

LYSANDER COURT COMPRISES A PRIVATE GATED DEVELOPMENT SET RIGHT IN THE HEART OF TOWN AND WITHIN A SHORT STROLL OF A FANTASTIC RANGE OF CAFES, RESTAURANTS AND SHOPS IN ADDITION TO THE ROYAL SHAKESPEARE THEATRE. THIS PARTICULAR PROPERTY COMPRISES AN IMPOSING TOWNHOUSE OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION LAID OUT OVER 4 FLOORS WITH GAS CENTRAL HEATING AND DOUBLE GLAZING BEING IDEAL FOR BUYERS SEEKING A TOWN CENTRE LIFESTYLE WITH VALUABLE PARKING AND SECURITY.

The accommodation comprises:

Vestibule Porch

With ceramic tiled threshold and coat hanging space.

Hallway

Fully glazed front door, radiator and ceiling light point.

Dining Kitchen 17' 9" x 11' 2" (5.41m x 3.40m)

With range of oak fronted base cupboards surmounted by roll edge laminate work surface and wall cupboards over. Built in double oven, four ring gas hob, extractor hood, slimline dishwasher and fridge freezer. Double glazed window to front, power points and radiator. Utility cupboard with plumbing for automatic washing machine, power points and lots of useful storage space.

Landing

Ceiling light point and panelled doors off to: -

Cloakroom

With low flush W.C., wash basin with vanity cupboard under, radiator, ceiling light point and useful storage cupboard.

Living Room 17' 9" into bay x 16' 0" (5.41m x 4.87m)

A fabulous spacious room with double glazed bay window to front, power points, two radiators, fireplace, three wall light points and ceiling light point.

Landing

Radiator, airing cupboard, inset ceiling lights and panelled doors off to: -

Bathroom 8' 0" x 4' 8" (2.44m x 1.42m)

White suite including panelled bath with independent heated shower and screen, pedestal wash basin and low flush W.C. Heated towel rail, fully tiled, three inset ceiling lights and extractor vent.



Bedroom Two 14' 11" x 7' 9" (4.54m x 2.36m)

Built in wardrobe, power points, radiator, double glazed window to front and ceiling light point.

Bedroom Three 11' 9" x 7' 9" (3.58m x 2.36m)

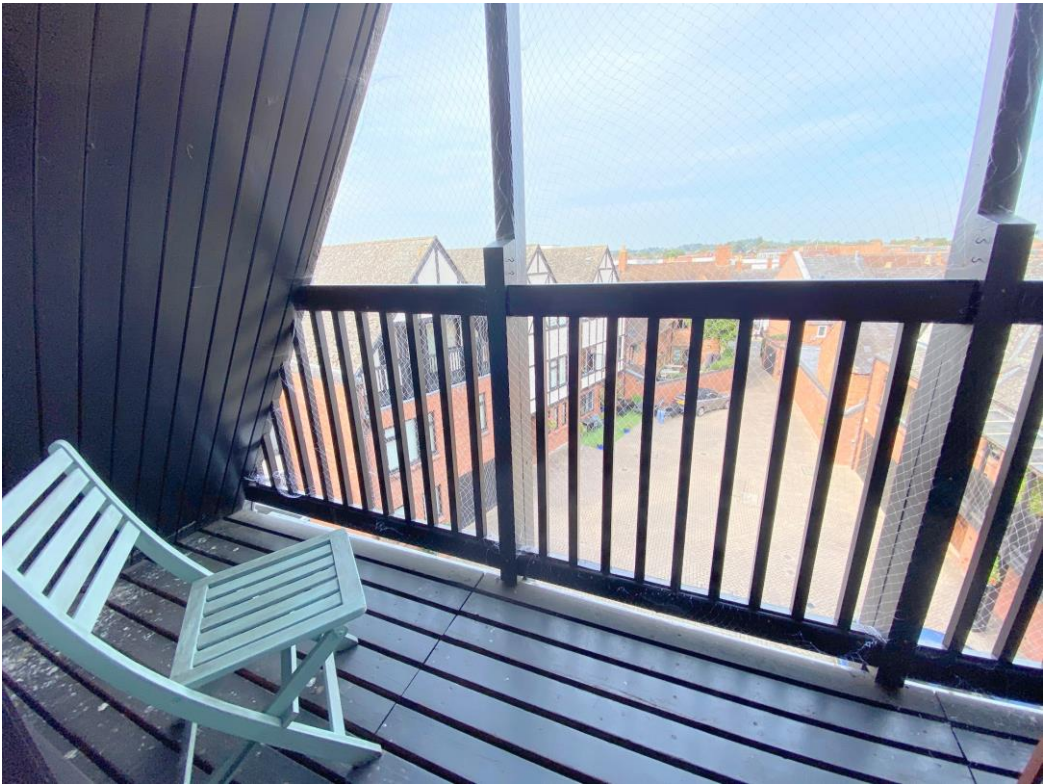
Built in wardrobe, power points, double glazed window to front, radiator and ceiling light point.

Landing

Built in cupboard, double glazed Velux roof window, access to loft space and ceiling light point.

Master Bedroom 12' 10" x 11' 3" (at 1 metre cove height) (3.91m x 3.43m)

Power points, two radiators, double glazed window and door out onto balcony from where there are fabulous distant views over town.



Services

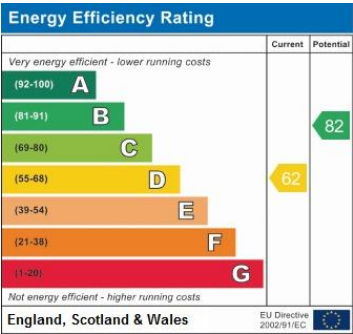
We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

Tenure

We understand that the property is Freehold with a Service Charge for the upkeep and insurance of the courtyard area. However, we advise all interested parties to obtain verification though their Solicitors or Surveyor.

Local Authority

Stratford on Avon DC – Council Tax Band F



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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