St Gregory's Road
Stratford upon Avon, Warwickshire, CV37 6UH

Jeremy McGinn & Co

THIS PROPERTY COMPRISES A TOP FLOOR APARTMENT FORMING PART OF A CONVERTED PERIOD PROPERTY OCCUPYING A STUNNING LOCATION ON A TREE LINED ROAD WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION A SHORT WALK FROM THE TOWN CENTRE WITH IT'S EXTENSIVE RANGE OF AMENITIES INCLUDING SHOPS, CAFES AND RESTAURANTS AS WELL AS THE WORLD FAMOUS ROYAL SHAKESPEARE THEATRE.
THE ACCOMMODATION BENEFITS FROM GAS FIRED CENTRAL HEATING AND INCLUDES A NUMBER OF PERIOD FEATURES INCLUDING CAST IRON FIREPLACES IN BOTH BEDROOMS.

The accommodation comprises:

Communal Entrance Hall
A very grand reception hall with entry phone system, fabulous staircase and gallery landing.

Reception Hall
Panelled front door, power point, radiator and ceiling light point.

Living Room 12' 4'' x 9' 2'' (3.76m x 2.79m)
Secondary double glazed window to rear, radiator, power points, alcove with fitted shelves and ceiling light point.

Kitchen 4' 0'' min 7' 1'' max x 11' 3'' (1.22m x 3.43m)
Base cupboards surmounted by roll edge laminate work surface and wall cupboards over. Stainless steel single drainer sink unit, built in oven, four ring gas hob and extractor hood over. Integrated fridge and freezer, tiled splash backs, power points and ceiling light point.

Bedroom One 9' 2'' x 10' 10'' (2.79m x 3.30m)
Cast iron fireplace, radiator, ceiling light point, secondary double glazed window to front and ceiling light point.

Bedroom Two 12' 3'' x 6' 8'' min 7' 10'' max (3.73m x 2.03m)
Secondary double glazed window to side, power points, radiator and cast iron fireplace.

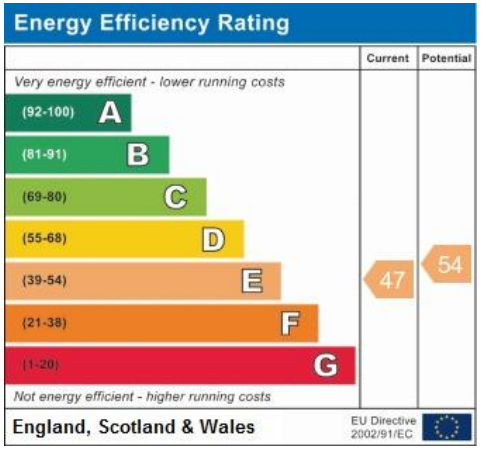
Bathroom 5' 1'' x 11' 2'' max (1.55m x 3.40m)
White suite comprising panelled bath with independently heated shower and fitted screen. Pedestal wash basin and low flush W.C., two uPVC double glazed obscure windows, radiator and two ceiling light points.

Outside
There are communal grounds including parking to the front.

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

Tenure
The agent understands that the property is Leasehold with a Service Charge. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

Local Authority
Stratford on Avon DC – Council Tax Band A



GROUND FLOOR

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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