



**The Fold, Payton Street,**  
Stratford-upon-Avon, CV37 6NJ

## Available at Guide Price £500,000



Set right in the heart of historic Stratford upon Avon, within an easy stroll of the town centre, this exceptional ground floor luxury apartment forms part of an elegant conversion within a beautifully restored Listed building, seamlessly blending timeless period charm with high-quality contemporary living. Boasting impressively a wealth of period features including high ceilings throughout, the property exudes sophistication, style and is perfect for those seeking the convenience of town centre living.

The accommodation is both spacious and thoughtfully designed, beginning with a welcoming independent entrance complete with entry phone system. The elegant living room is a particular highlight, featuring striking twin arched windows to the front elevation that flood the space with natural light and enhance the apartment's sense of grandeur.

The fully fitted dining kitchen is ideal for both everyday living and entertaining and benefits from a range of integrated appliances & block wood work surfaces. The principal bedroom is generously proportioned and benefits from a built-in wardrobe, a stylish en-suite shower room and French doors opening directly onto a private terrace, creating a peaceful retreat. A well-appointed guest bedroom and a contemporary bathroom complete the main living accommodation.

A notable feature of this unique home is the fully converted basement, offering valuable additional versatile space suitable for a variety of uses. Whilst the current owners use this room as an additional bedroom, it would make a fabulous home office or even a cinema room.

Externally, the property enjoys the rare advantage of two private terraces to the rear and a further terrace to the front of the building, along with allocated parking.

We understand the property to be Leasehold with an unexpired lease term of 976 years. There is an annual service charge of £3160.95. The property will be sold with no onward chain.





**Tax Band: E**

**Council: Stratford on Avon DC**

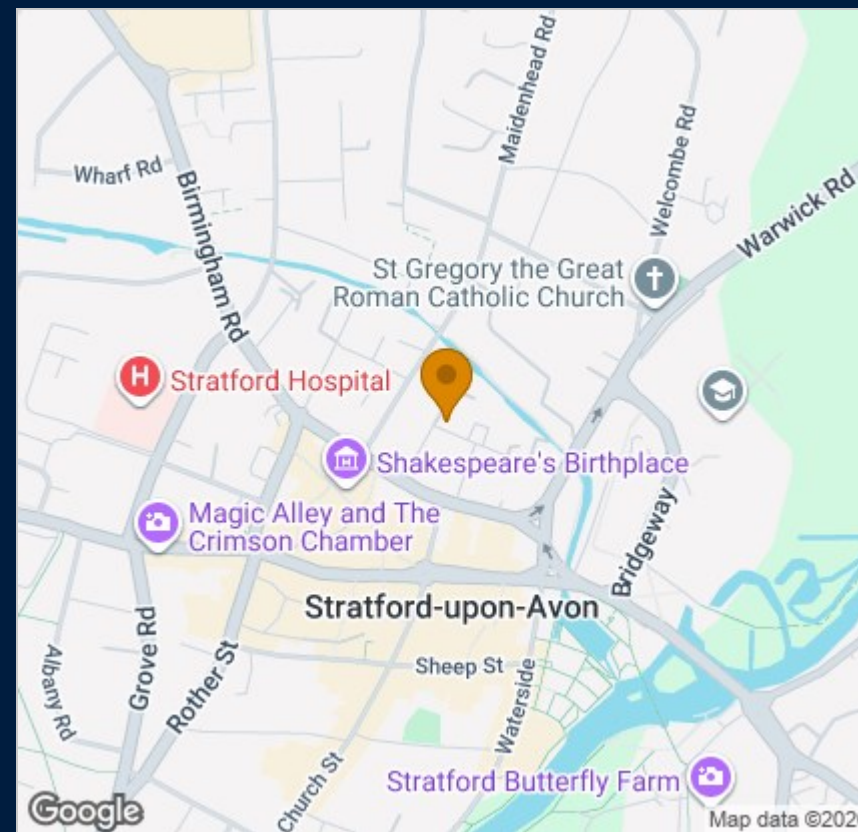
**Tenure: Leasehold**

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

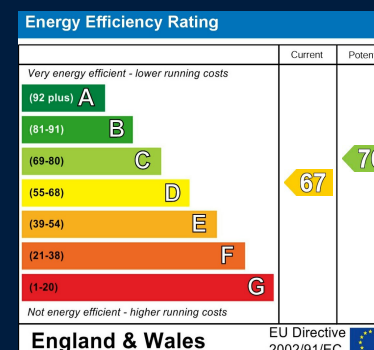
# Floor Plan



# Map



# Energy Performance



Jeremy McGinn & Co

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Please note that this fee is non-refundable under any circumstances.

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