



**Southern Lane ,**  
Stratford-upon-Avon, CV37 6BH

Jeremy  
McGinn & Co 



## Available at Guide Price £335,000



A chance to acquire a delightful ground floor apartment offered with the benefit of vacant possession, situated in an exclusive development right in the very heart of Stratford upon Avon, overlooking the riverside park between The Royal Shakespeare Theatre & Holy Trinity Church.

Avonbank Paddocks comprises a highly regarded gated development set in extensive grounds offering privacy and seclusion yet huge levels of convenience being within a short stroll of the Town Centre with its excellent range of shops, cafes and restaurants. This particular property is ideal for discerning buyers looking for a good base from which to enjoy life, offering a tucked away position within the development.

Unlike many of the apartments at Avonbank Paddocks, this property benefits from its own private entrance and terrace garden. Internally the property briefly comprises; Entrance Hall, Fabulous Living/Dining Room with door to private patio and feature fireplace, Fitted Kitchen inc appliances, Master Bedroom with Fitted Wardrobes, Guest Bedroom with Fitted Wardrobes, and Family Bathroom.

There is also a good sized single garage, with parking in front which is accessed via electric gates.

Please note: We understand the property to be Leasehold with approx. 65 years unexpired on the Lease.







**Tax Band: F**

**Council: Stratford on 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.

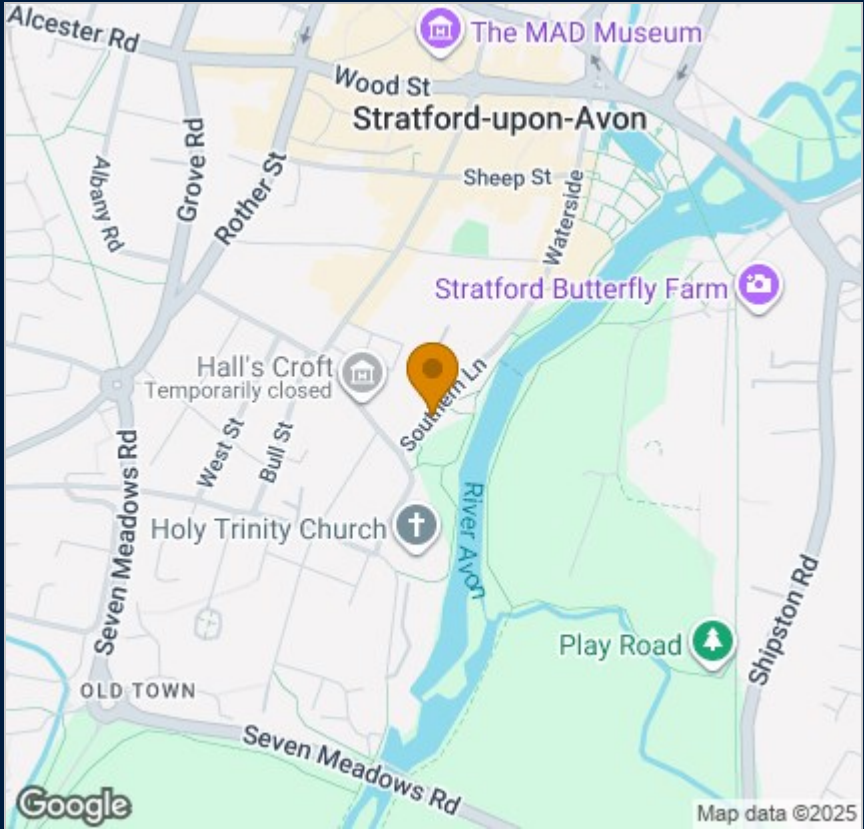
# Floor Plan



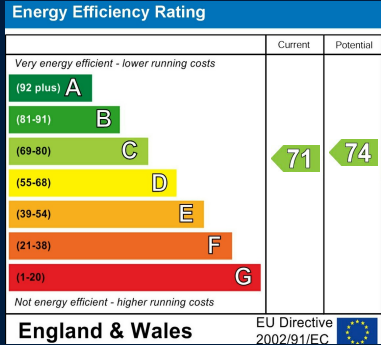
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# Map



# Energy Performance



Jeremy McGinn & Co