Gresley Close,

Stratford-upon-Avon, CV37 6EW

Jeremy McGinn &Co

Available at
Guide Price £280,000

2 2 1 B

A chance to acquire a stunning modern first floor apartment, offering well proportioned and highly appointed living space within a purpose built development with LIFT ACCESS.

For those seeking a convenient Town Centre location, this property will certainly tick some boxes, being within a very short stroll of numerous bars, cafes, shops and restaurants, in addition to the Royal Shakespeare Theatre.

The stylish living space benefits from plenty of natural light, with gas central heating and double glazing ensuring both comfort and economy: Communal Entrance Hall, Reception Hall, Superb Open Plan Living/Kitchen/Dining with full range of integrated appliances and semi-enclosed balcony, Master Bedroom with built-in wardrobe & Ensuite, Guest Bedroom with dual aspect and Bathroom.

Outside, there is one allocated parking space and a communal bicycle store. For those requiring additional parking, yearly parking permits can be purchased for both the nearby Train Station car park and Arden Street car park, which are both within a very short walking distance of the property.

We understand there are 118 years left unexpired on the lease, with a service charge of £1,484.88 per annum and ground rent of £150.00 per annum.

No onward chain.

Tax Band: C

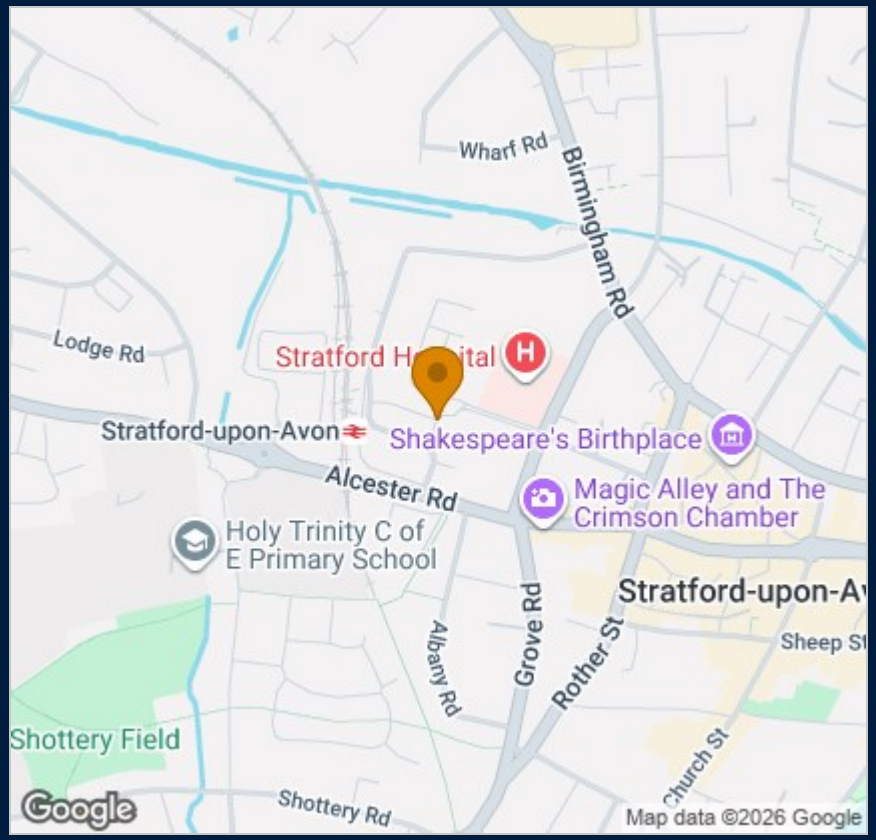
Council: Stratford District Council

Tenure: Leasehold

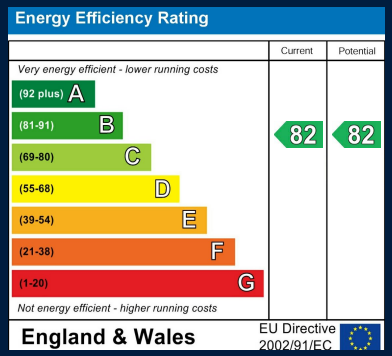
Stratford-upon-Avon is renowned as the region's cultural centre and is home of The Royal Shakespeare Company. There are a number of quality restaurants, public houses and dining pubs with excellent reputations in the town, which are within walking distance of the property. Stratford Racecourse is within very easy walking distance of the property. The amenities of Shottery Village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shottery Girls Grammar School. Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.

Floor Plan

Map



Energy Performance



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In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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

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Jeremy McGinn &Co

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