



Cordelia Close,
Stratford-upon-Avon, CV37 0AN

Available at
Guide Price £155,000



A chance to acquire a well-proportioned modern first floor maisonette, located in a tucked away position within easy reach of Stratford Town Centre and local amenities including Maybird Shopping Centre, supermarkets and train station.

The property is being sold with the benefit of no onward chain and is entered through it's own front door, with an internal staircase leading to the first floor. The light and airy accommodation briefly comprises a Living Dining Room with a Juliet balcony overlooking the front of the property and an archway leading through to a Fitted Kitchen with built in oven and washer/dryer. The Bedroom is a generous Double Room with a storage cupboard/airing cupboard and a modern bathroom with shower over bath, WC and wash basin.

Outside, two are advised that the property benefits from one allocated parking space and there is plenty of visitors space available.

We understand there is a ground rent of £250.00 pa and a service charge of £1,700.00 per annum and an unexpired lease term with 135 years remaining (subject to legal verification).





Tax Band: B

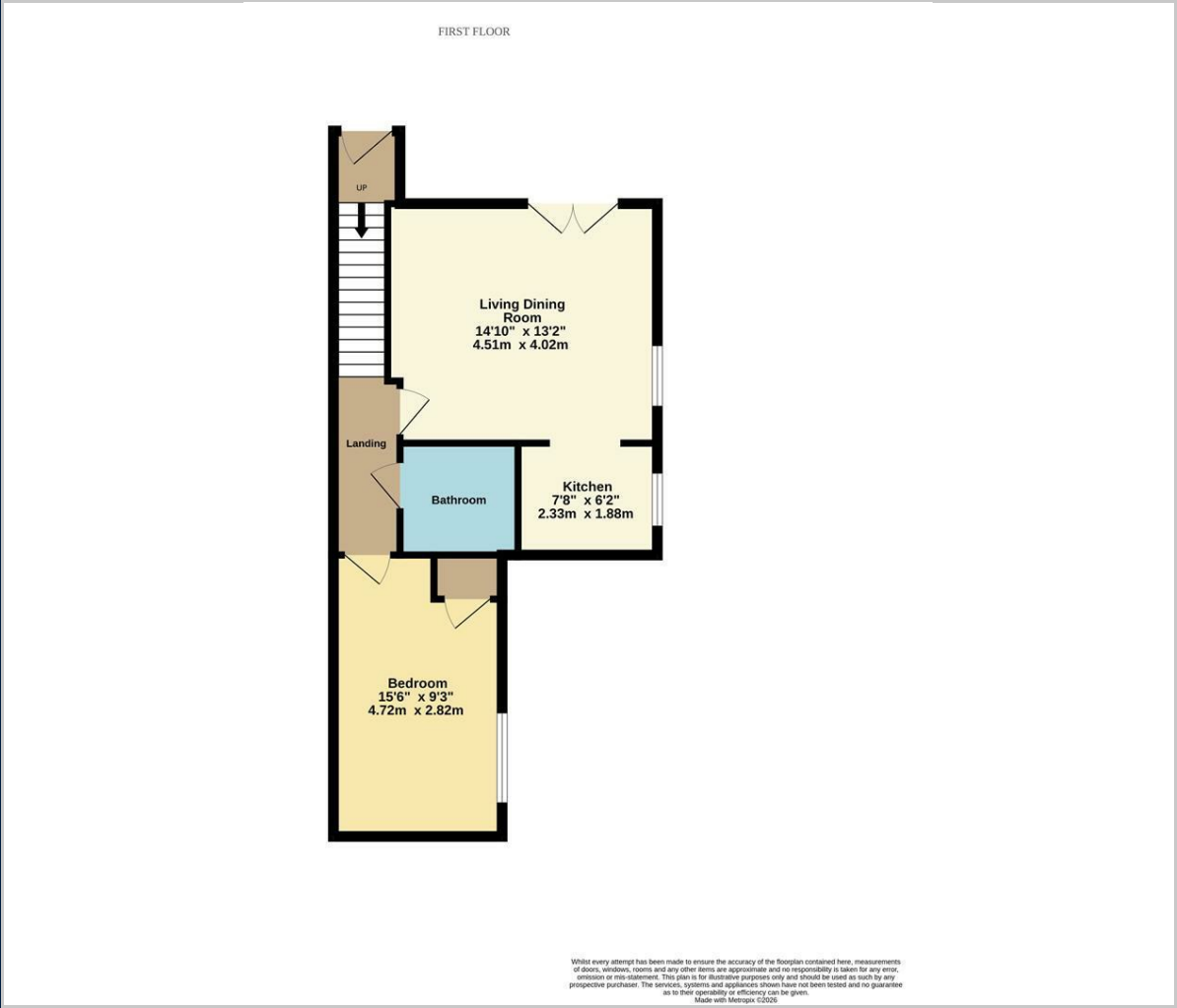
Council: Stratford District Council

Tenure: Leasehold

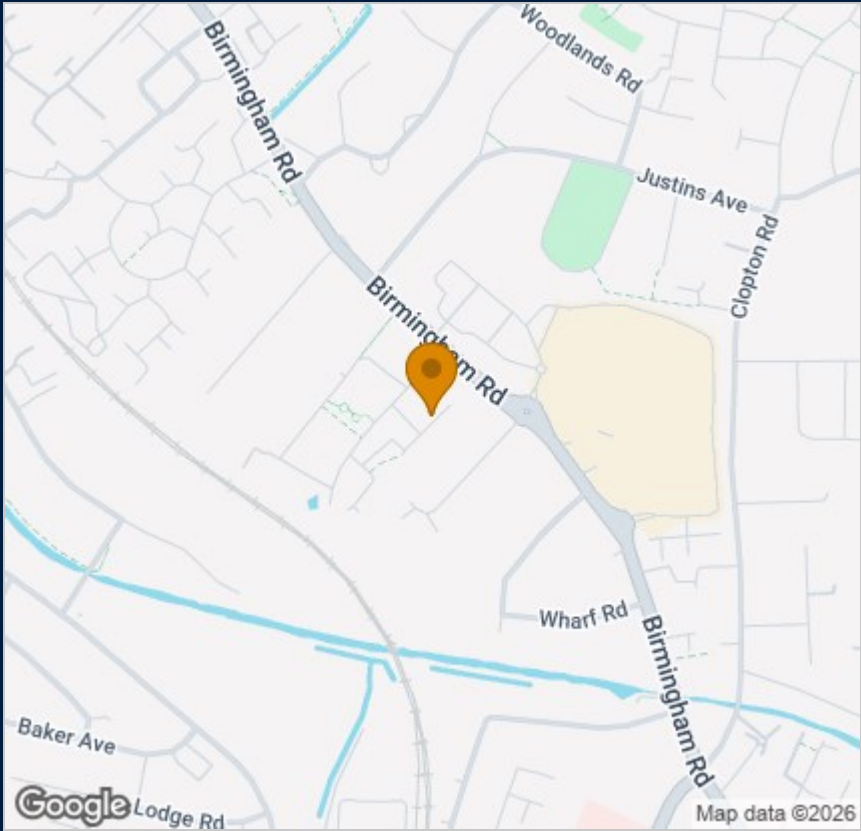
Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are 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.



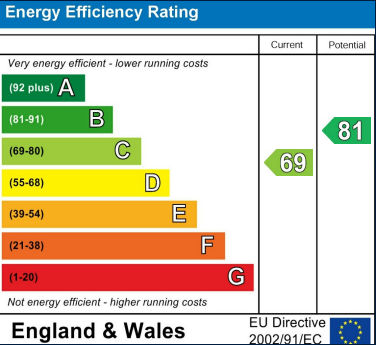
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com