



Hertford Road ,
Stratford-upon-Avon, CV37 9AN

Jeremy
McGinn & Co 

Available at Asking Price £160,000



A chance to acquire a spacious GROUND FLOOR two bedroom maisonette, conveniently located within easy walking distance of Stratford Town Centre. The property is for sale with No Onward Chain and would make a great first time buy or buy to let.

The property is entered into a spacious entrance lobby and the internal accommodation briefly comprises; Kitchen with large storage cupboard, Living Room, Two Bedrooms and Family Bathroom.

Outside, the property benefits from a brick-built store located in the communal courtyard garden.

We understand there is 87 years left unexpired on the lease and there is a service charge of £1,172.88 (paid quarterly) and a ground rent of £10 per annum.





Tax Band: B

Council: Stratford District Council

Tenure: Leasehold

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.

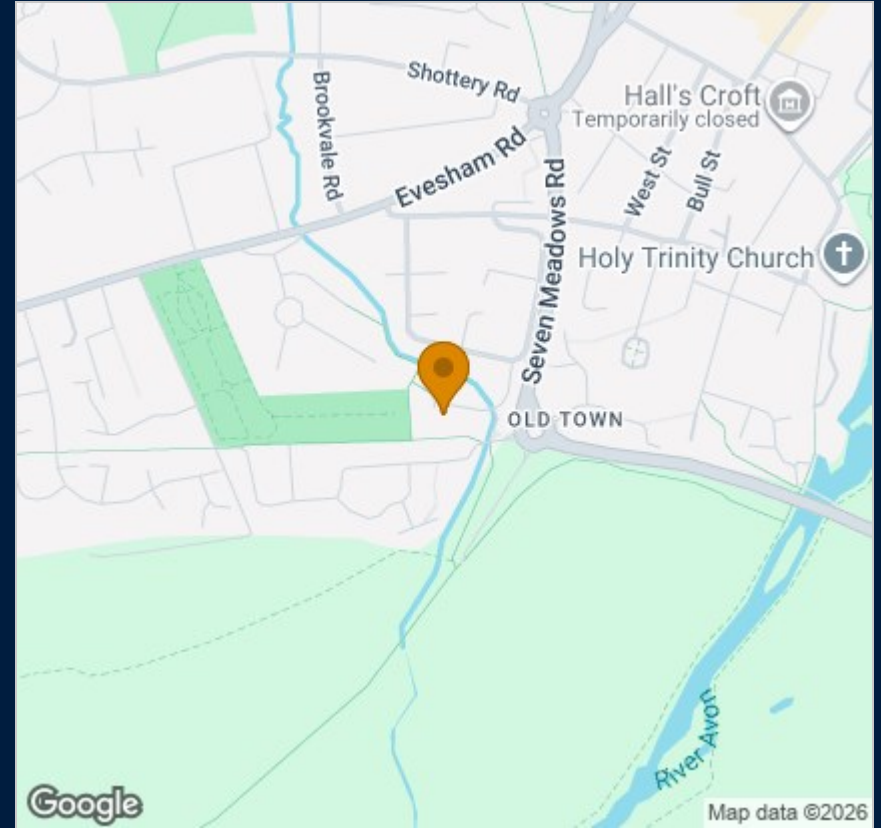
Please note that this fee is non-refundable under any circumstances.



Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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