



## Flat 4 Lodge Court, Lodge Road

Stratford-upon-Avon, CV37 9DW

Jeremy  
McGinn & Co 

## Available at Asking Price £123,500



A chance to acquire a two-bedroom ground floor apartment is ideally located within walking distance of Stratford-upon-Avon town centre, offering convenient access to a wide range of shops, restaurants, amenities and transport links.

The accommodation is in need of some modernisation and comprises a spacious living room, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. The layout provides comfortable and practical living space, making the property ideal for first-time buyers, downsizers or investors.

Externally, the property benefits from allocated parking for one vehicle and access to a communal outdoor space, providing a pleasant area for residents to enjoy. The apartment also benefits from the convenience of ground floor living.

Offered for sale with no onward chain, this apartment presents an excellent opportunity for a straightforward purchase in a superb location.

We understand there is a annual service charge of £1650.00 and a ground rent of £100.00 and an unexpired lease term of 106 years.





**Tax Band: B**

**Council: Stratford 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.

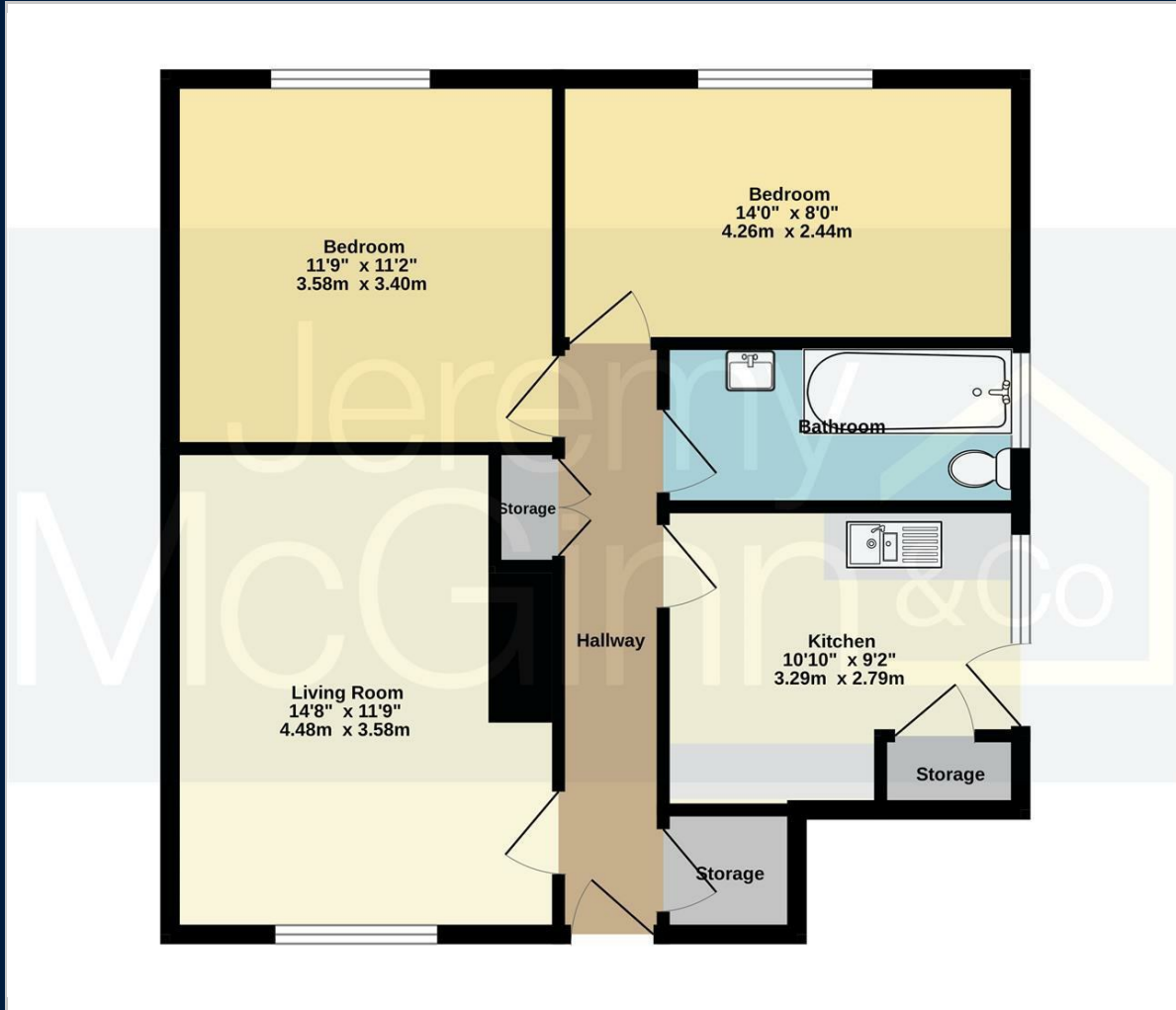
Money Laundering Regulations – Identification Checks

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.

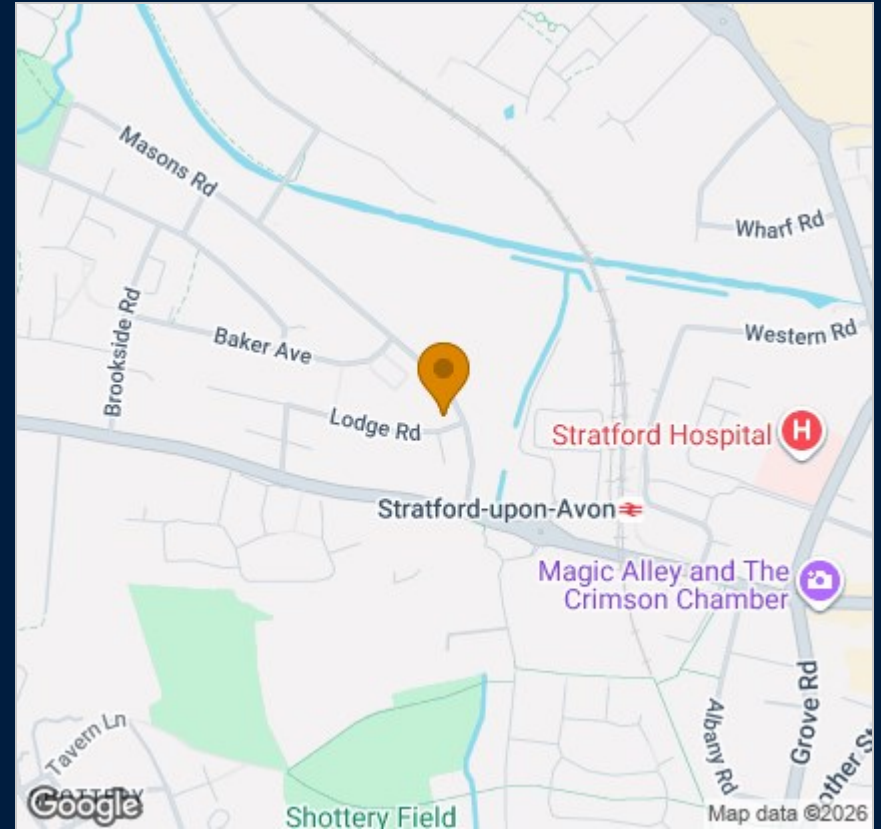
Please note that this fee is non-refundable under any circumstances.



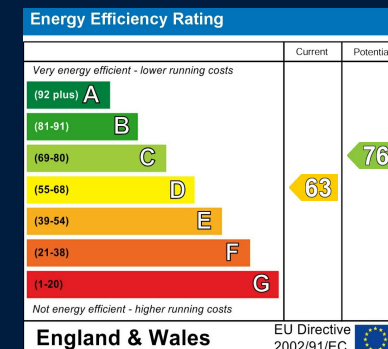
# Floor Plan



# Map



# Energy Performance



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