



**Hamlet Way,**  
Stratford-upon-Avon, CV37 0AL

Jeremy  
McGinn & Co 

Available at  
Guide Price £165,000



Situated on the top floor of a well-maintained development, this spacious two-bedroom apartment enjoys a highly convenient location within walking distance of the Maybird Shopping Centre, local schools, Stratford-upon-Avon railway station and the town centre itself.

The property is accessed via a secure communal entrance, with the added benefit of a lift serving all floors. Internally, the accommodation is well presented and comprises a bright dual-aspect living/dining room, a fitted kitchen, two generous double bedrooms and a family bathroom.

Outside, the property benefits from an allocated parking space.

The apartment is offered on a leasehold basis with approximately 141 years remaining on the lease. We understand the current service charge is £2,200 per annum, with a ground rent of £250 per annum.

This property would make an ideal first-time purchase, investment opportunity or low-maintenance home in a sought-after and convenient location.





**Tax Band:**

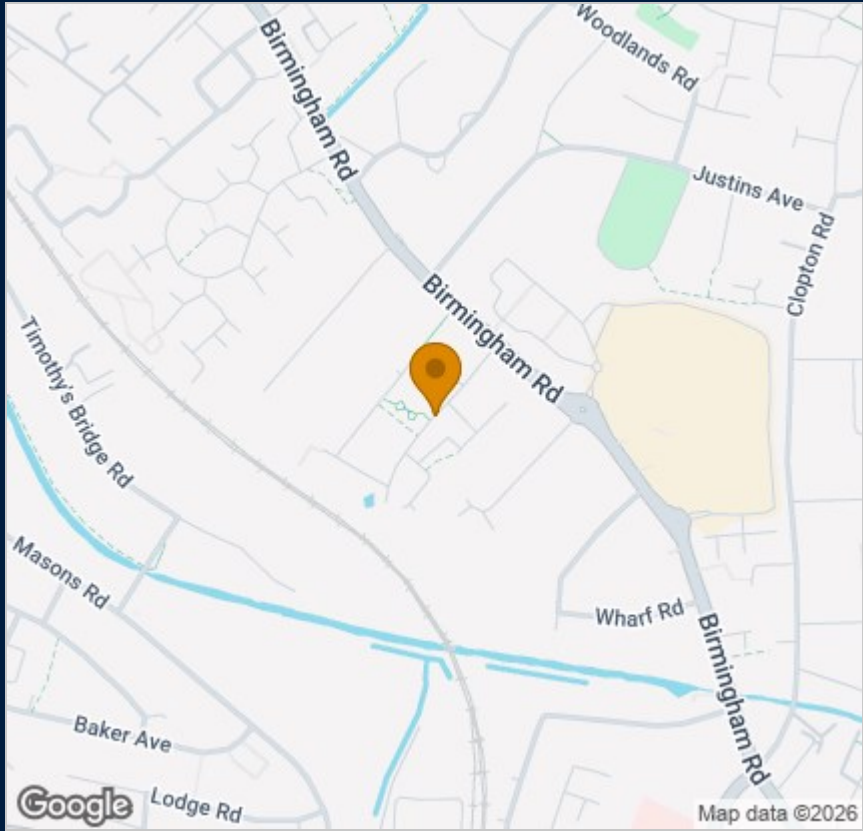
**Council:** Stratford District Council

**Tenure:** Leasehold

# Floor Plan



# Map



# Energy Performance

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.