

Nonsuch Avenue,

Stratford-upon-Avon, CV37 9US

Jeremy McGinn &Co

Available at
Asking Price £200,000

1 1 1 B

Situated on the outskirts of the historic market town of Stratford upon Avon, this beautifully presented one bedroom first floor maisonette offers stylish, contemporary living in a convenient location. The property is within walking distance of the town centre, local shops, canal, schools and railway stations, making it an ideal purchase for first-time buyers, professionals or investors.

The accommodation is thoughtfully arranged and centres around a superb open plan kitchen, living and dining room, providing a bright and sociable space for both everyday living and entertaining. Enjoying a dual aspect, the room is flooded with natural light and benefits from delightful views across the adjoining open green space. The modern kitchen is fully equipped with a comprehensive range of integrated and freestanding appliances, including a fridge freezer, oven, gas hob, dishwasher and washing machine.

The property also offers a generously proportioned double bedroom, complete with fitted wardrobes providing excellent storage, together with a well-appointed bathroom.

Externally, the property benefits from an allocated parking space for one vehicle, whilst the surrounding green space provides a pleasant outlook.

Further benefits include the remainder of the original NHBC warranty, with approximately seven years remaining, offering additional peace of mind to prospective purchasers. We also understand that the property enjoys an exceptionally long unexpired lease term of approximately 997 years.









Tax Band: B

Council: Stratford District Council

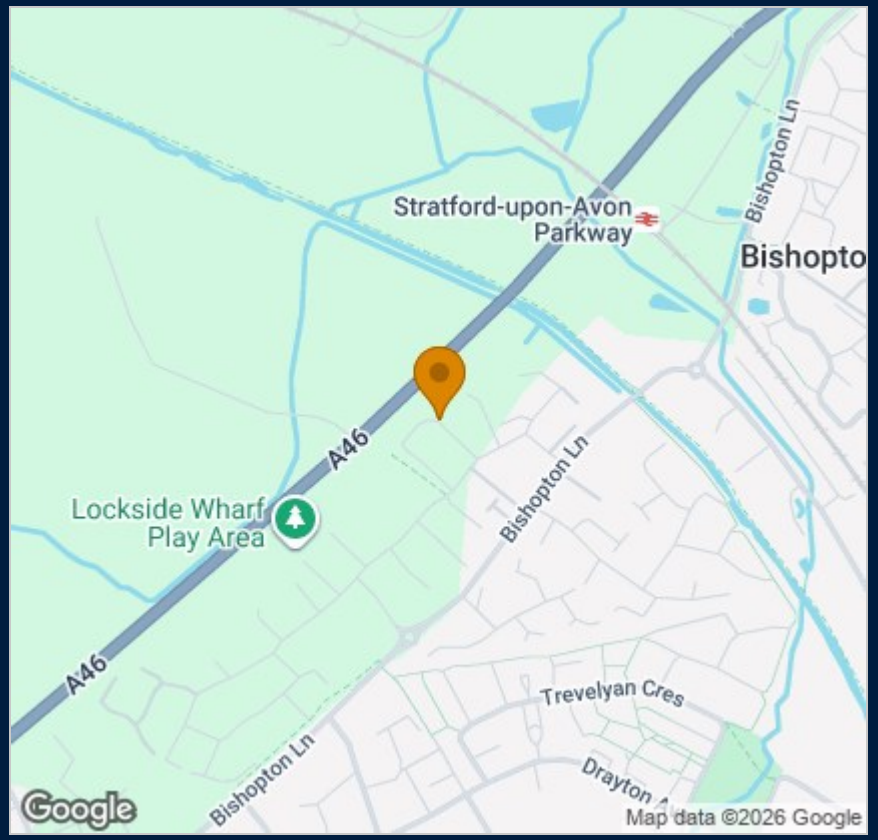
Tenure: Leasehold

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.

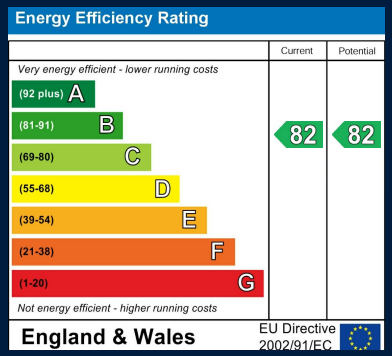
Floor Plan



Map



Energy Performance



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.

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