



**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:**

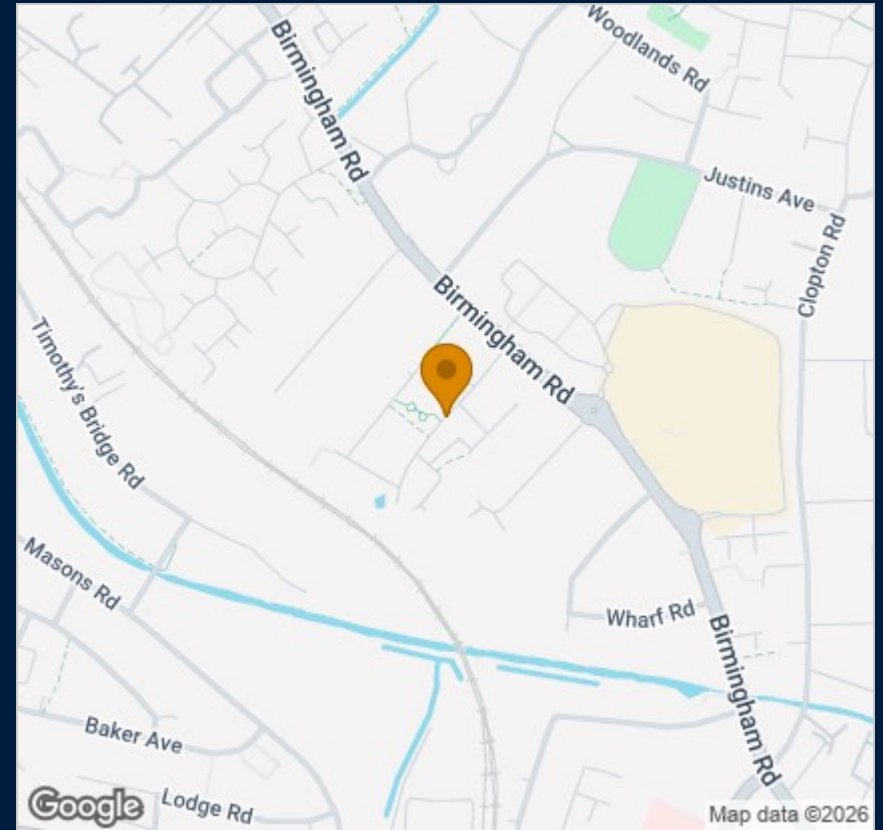
**Council:** Stratford District Council

**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	



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