

The Fold, Payton Street,

Stratford-upon-Avon, CV37 6NJ

Jeremy McGinn &Co

Available at
Offers Over £450,000

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Elegant Georgian Apartment with Private Terraces and Communal Gardens in Central Stratford upon Avon

Key Features:
- Two Double Bedrooms, Principal with En-Suite
- Large South-Facing Reception with High Ceilings & Arched Windows
- Private Terraces, Communal Gardens & Allocated Parking
- Grade II Listed Georgian Building
- Substantial Lower Ground Floor - Home Office / Third Bedroom
- Short, Level Walk to Town, River & Theatre
- No Onward Chain - 976 Year Lease - Lock-Up-and-Leave

A generously proportioned 2-bedroom apartment in a handsome Grade II listed Georgian building, offering bright lateral living, private outdoor space and additional lower ground floor accommodation - all a short, level walk from the town centre, river and theatres.

The standout south-facing reception room has high ceilings and tall, arched sash windows with excellent natural light. Well-appointed kitchen, two double bedrooms including principal with en-suite, family bathroom and guest cloakroom.

The lower ground floor provides additional flexible space - ideal as a home office, media room or additional guest bedroom.

Externally, private terraces for seating and planting, allocated parking, communal gardens, and the benefit of secure lock-up-and-leave living.

A low-maintenance, character home in one of Stratford's most desirable locations - particularly suited to downsizers seeking space, light and town centre convenience without compromise.







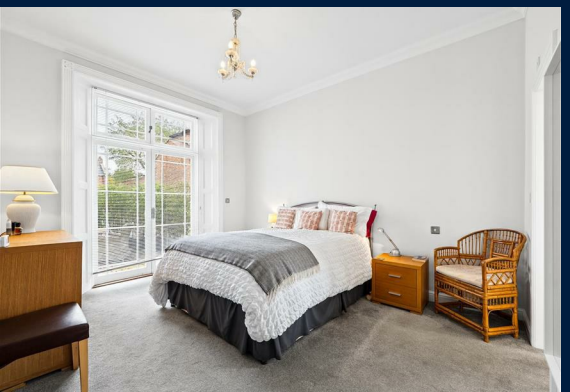












Tax Band: E

Council: Stratford on Avon DC

Tenure: Leasehold

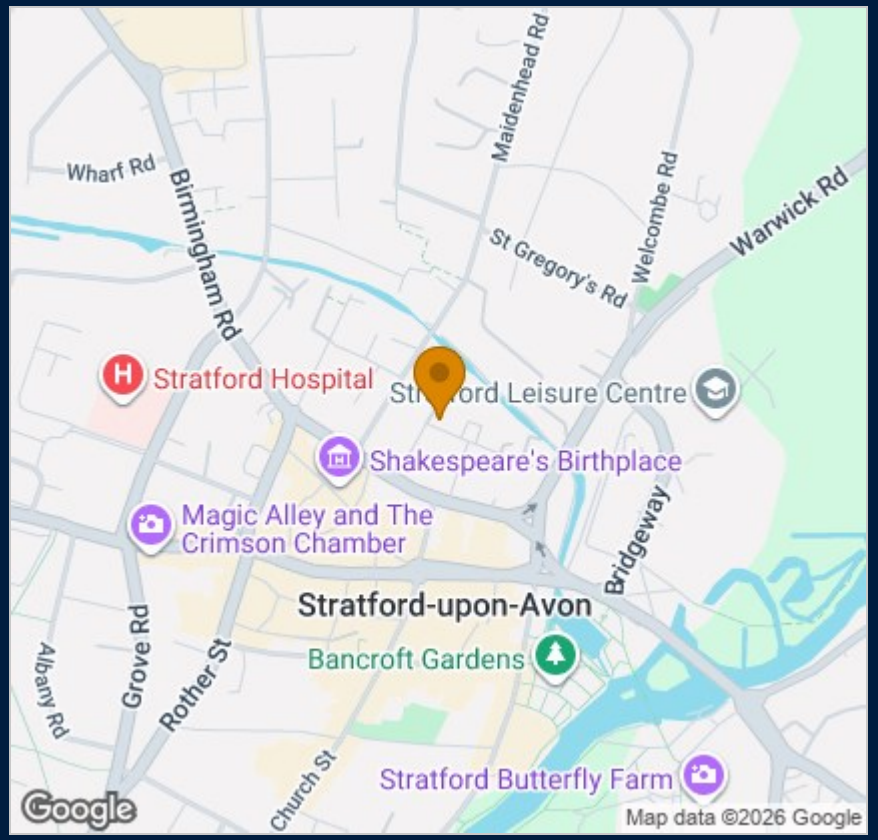
This is a superb choice for downsizers or those seeking an elegant and manageable home in one of Stratford's most desirable locations—combining character, light and flexibility in a highly walkable setting.

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.

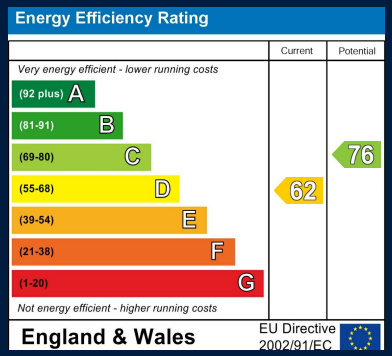
Floor Plan



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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Jeremy McGinn & Co

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