



VAUGHANREYNOLDS
ESTATE AGENTS

1 Green Gage Gardens
Stratford-Upon-Avon, CV37 9GE



The Property

Forming part of a popular new development on the fringe of Stratford upon Avon town centre, this modern ground floor apartment was constructed in 2024 and is ideally positioned to take advantage of the countless attractions and amenities at hand. Boasting a private garden and parking, this rarely available property could serve as a great home, second home or buy to let investment.

In brief, the accommodation comprises: Inviting entrance hall with access to a well equipped bathroom, complete with a modern white suite comprising panel bath, low level WC and pedestal wash hand basin. There are complimentary tiles throughout and a shower over the bath.

The living space is open plan, providing a sociable environment to prepare meals and host guests. The living room has patio doors to the garden and the kitchen is well equipped with a bank of fitted storage and integrated appliances. The bedroom is also a good size, balancing the accommodation throughout.



Externally, there is a private enclosed garden providing the ideal space to enjoy the summer months. There is gated access from here to a single allocated parking space.



The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase and a share of the freehold. There is a 999 year lease from 2024.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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