



**VAUGHANREYNOLDS**  
ESTATE AGENTS

5 Stratford Court, Avenue Road  
Stratford-Upon-Avon, CV37 6UF



## The Property

Situated on the much sought after location of Avenue Road and just a few minutes' walk from the scenic Welcombe Hills country park, this elegant and luxurious apartment provides the perfect opportunity to immerse yourself in nature and enjoy leisurely walks surrounded by picturesque landscapes. Additionally, within a short stroll you'll find yourself in the vibrant town centre of Stratford-upon-Avon, renowned for its rich history, cultural attractions, fabulous restaurants and the delightful River Avon.

The living/dining area, with its generous proportions, serves as the heart of the apartment. From here, you can access the stunning private balcony, which provides a versatile outdoor space for relaxation.

The living/dining area leads to the well-appointed kitchen. This functional space features integrated appliances and the gas fired central heating boiler.

The apartment comprises two spacious bedrooms, both of which offer built-in wardrobes and floor-to-ceiling windows. The first bedroom, a large double, overlooks the front of the property and boasts an en-suite shower room for added convenience and privacy. The second bedroom is equally generous and flooded with natural light.

The bathroom is stylishly designed and includes a bath with a shower over it, as well as a WC and basin. Additionally, a large airing cupboard in the hallway provides practical storage solutions.

Parking is hassle-free, as the property offers a dedicated parking space for one car.







Don't miss this exceptional opportunity to own a first floor apartment with a private balcony in a prestigious location. Enjoy the convenience of being minutes away from Welcombe Hills and within walking distance of the lively town centre of Stratford-upon-Avon. Embrace a lifestyle of relaxation, entertainment, and outdoor enjoyment in this remarkable property.

### 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.





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# 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.

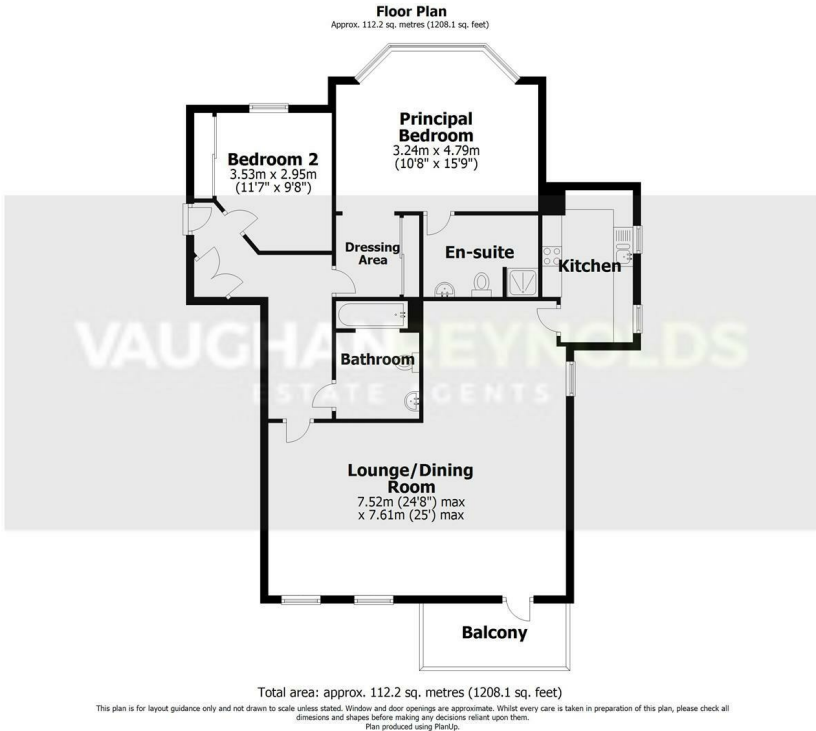
Tenure: The property is leasehold with vacant possession upon completion of the purchase. There is a 999 year lease from 2004 on the property. There is an annual service charge of £2895.

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

Local Authority: Stratford District Council Tax Band E

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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