



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 35, Vinery Court
Grove Road, Stratford-Upon-Avon, CV37 6WG

The Property

A well presented one bedroom top floor apartment with parking space situated in Stratford upon Avon.

Accommodation - Intercom entrance system. Communal entrance hall with stairs to second floor. Entrance hall. Open plan sitting/dining room and kitchen with windows to front and side. Kitchen area with range of matching wall and base units, work top over incorporating stainless steel sink. Electric cooker, washer dryer and fridge.

Cupboard housing immersion water tank.

Bedroom with window to front.

Bathroom with tiled shower enclosure, hand wash basin and wc.

Reserved residents parking space and one supplementary visitor parking permit. Courtyard with permanent CCTV coverage.

N.B. Sofa bed, wardrobe, double bed and headboard are included in the sale.





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 understood to be Leasehold with 120 years from 1991, with 87 years remaining. There is an annual management charge of £875.00 and ground rent charge of £50 per annum, both paid bi-annually,

Services: Mains water, electricity and drainage are connected to the property. Electric heating.

Local Authority: Stratford, Council Tax Band B

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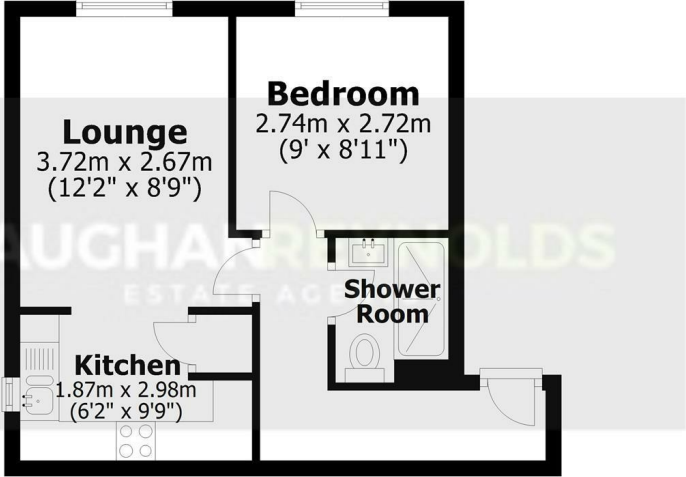
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10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

Floor Plan

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 32.4 sq. metres (348.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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		