



**VAUGHANREYNOLDS**  
ESTATE AGENTS

7 Verona Warwick Court, Warwick Road  
Stratford-Upon-Avon, CV37 6YE





### The Property

Set in an enviable position within the sought-after Warwick Court development, this beautifully refurbished second-floor apartment offers the perfect blend of tranquility and town-centre convenience. With serene views over the canal from a private walk-out balcony, and just a short stroll from the theatres, shops, and cafes of Stratford-upon-Avon, this is waterside living at its best.

One of the development's rarest and most desirable features is also included—a private en-bloc garage, situated adjacent to the apartment, providing secure parking or valuable extra storage in a location where such amenities are highly prized.

The apartment itself has been thoughtfully reimagined by the current owners, with a high-quality, contemporary finish throughout. Entry is via a secure communal lobby with intercom access, with stairs leading to the second floor. Inside, the private entrance hall features two spacious storage cupboards, a sleek wall-mounted heater, and smart Kardean flooring that flows throughout the apartment, unifying the space with warmth and style.

The light-filled living room enjoys a dual aspect and opens onto a lovely walk-out balcony with uninterrupted views of the canal, lock 55, and the surrounding leafy urban landscape—a peaceful spot to relax, read, or enjoy morning coffee. A feature wall with acoustic panelling adds architectural interest, while recessed lighting and a vertical radiator complete the modern aesthetic.

The kitchen is a masterclass in contemporary design. A range of handleless matte-finish base units are topped with Metis composite worktops, set against a contrasting textured wall for visual impact. Integrated appliances include an oven, induction hob, extractor, fridge, freezer, and washer dryer. There's even room for a bistro table or slim breakfast bar, making it both stylish and practical.

The double bedroom offers calm and comfort, with a bespoke walk-in wardrobe and an outlook that ensures privacy. The adjoining shower room is beautifully appointed with a large walk-in enclosure, dual-head shower, floating vanity with basin, low-level WC, heated towel rail, and recessed lighting—delivering spa-like simplicity.







Outside, the Warwick Court development is interspersed with well-maintained communal gardens and landscaped paths linking through to Maidenhead Road. Residents benefit from allocated parking, and as a standout feature, this apartment boasts its own single garage—ideal for secure parking or additional storage, an extremely rare benefit for such a central location.

Offered with no upward chain and a share of the freehold, this exceptional apartment is a turnkey opportunity for anyone seeking low-maintenance living by the water, just moments from the cultural and culinary delights of one of England's most iconic towns.

#### The Location

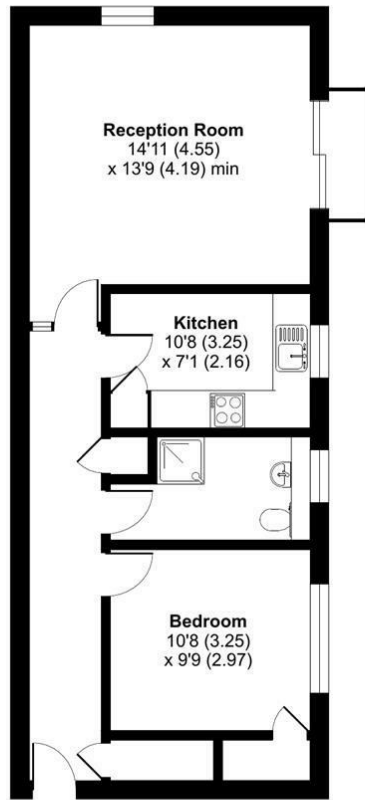
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides 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.



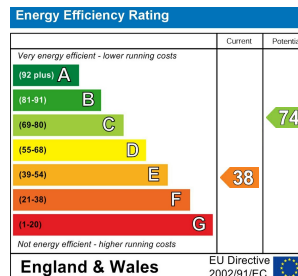
**Verona, Warwick Court,  
Warwick Road, Stratford-upon-Avon, CV37**

Approximate Area = 605 sq ft / 56.2 sq m  
For identification only - Not to scale



**SECOND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Vaughan Reynolds. REF: 1295545



## 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 Share of Freehold with vacant possession upon completion of the purchase. There is a headlease with approximately 935 years remaining and service charge of approximately £1,400 per annum, payable bi-annually, which contributes towards the upkeep and maintenance of the building and communal grounds.

**Services:** Mains electric, water and drainage are understood to be connected to the property.

**Local Authority:** Stratford upon Avon, Council Tax Band C

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