



VAUGHANREYNOLDS
ESTATE AGENTS

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

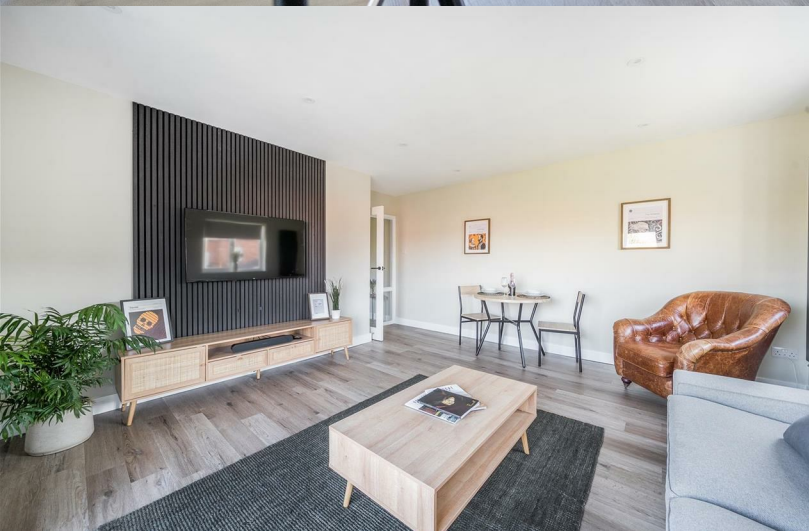


The Property

Occupying a premium position within the popular Warwick Court Development, this second floor apartment has been extensively remodelled by the current owners, providing a high standard of finish throughout and enjoying a delightful view of the canal from a walk out balcony. This light and airy apartment is also ideally located within easy access of the countless amenities and attractions available in Stratford upon Avon town centre.

Entering via a secure communal reception lobby with intercom access, stairs rise to the upper floors and to the apartment in question. From here, there is a private inner hall with two generous storage cupboards, wall mounted electric heater and Karndean flooring which continues throughout the apartment.

The living room is filled with natural light through dual aspect glazing including a patio door set to side, leading to a walk out balcony with uninterrupted views of the canal, lock 55 and leafy urban landscape beyond. There is a feature acoustic panelled wall, recessed ceiling spot lights, vertical wall mounted electric heater, and ample space for both relaxed seating and dining.





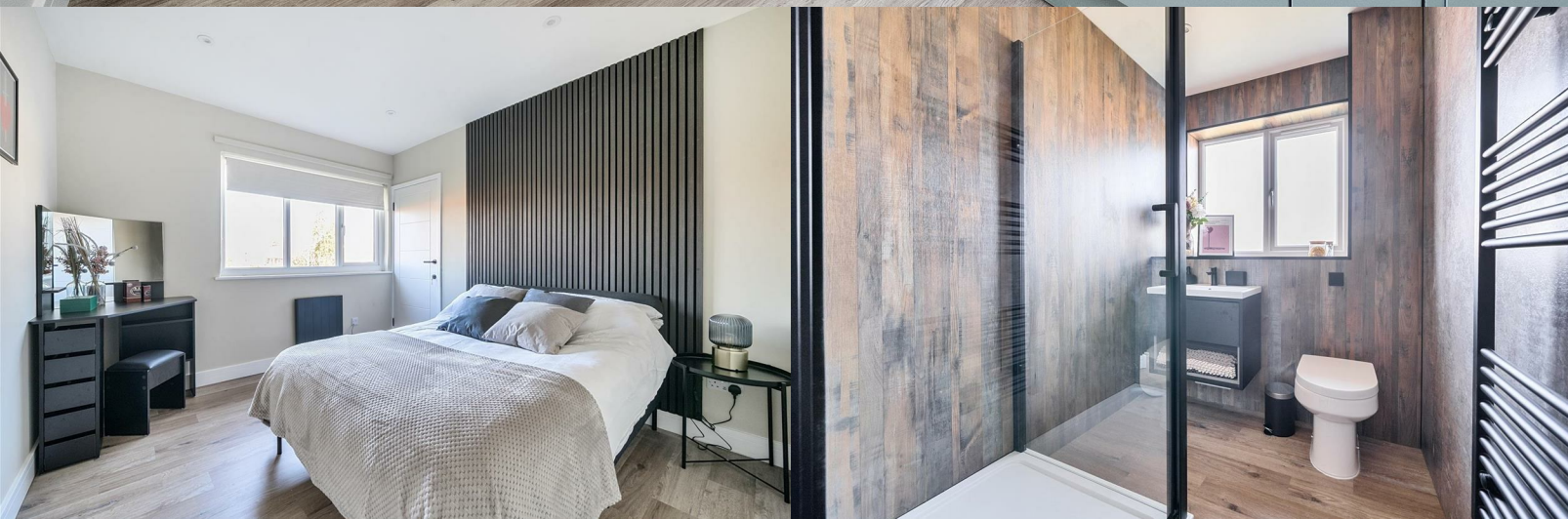
The kitchen has been beautifully designed to provide ample storage with a bank of base units, with matte finished handleless doors, complimented by sleek Metis composite worksurfaces and contrasting feature wall panelling. Integrated appliances include an oven, induction hob, extractor hood, fridge, freezer and washer dryer. There is also ample space for a bistro set or breakfast bar for occasional dining.

There is a double bedroom with walk in wardrobe and stylishly appointed shower room, which has been fitted with an oversize shower enclosure and dual head shower, low level WC and wash hand basin in vanity unit. There is a heated towel rail and recessed ceiling spot lights.

Externally, there are extremely well maintained gardens interspersed throughout the Warwick Court development, which links through to Maidenhead Road. There are designated parking areas for residents and this particular property also has the additional benefit of an en-block garage, located next to the apartment.

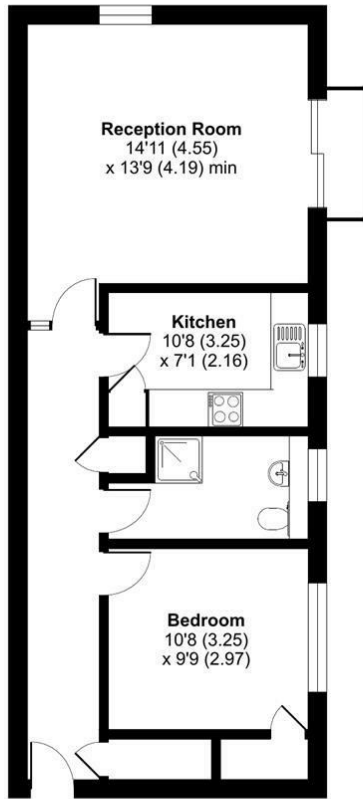
The Location

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 with a wide range of national and local stores and fine restaurants,



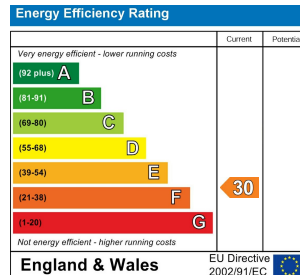
**Verona, Warwick Court,
Warwick Road, Stratford-upon-Avon, CV37**

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). © nichocom 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 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 District Council.

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