



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 6, Coach House, Mill Lane
Stratford-Upon-Avon, CV37 6BJ



The Property

Located in one of Stratford-upon-Avon's most sought-after private developments, this first floor apartment forms part of the coach house within Avonside, boasting views towards the River Avon and Holy Trinity Church from a generous, private roof terrace. Offered with no upward chain, this light and airy apartment provides the perfect turn key opportunity for a buyer wishing to enjoy easy access to Stratford-upon-Avon town centre and the array of attractions and amenities at hand.

Entering the development, the coach house is located to the left, with a communal entrance being set back beyond a paved fore garden. Proceed into the reception hall, with stairs rising to the upper floor and door to the subject property. There is a private inner hall with window to side and panel doors off. A generous reception room serves well as both a sitting room and dining area, filled with natural light through dual aspect windows and a glazed door leading out to a generous roof terrace.

The kitchen leads off with a bank of fitted storage, complete with contrasting worksurfaces and a bank of integrated appliances including a fridge, freezer, oven, hob and extractor over.

There are two bedrooms, with the largest enjoying fitted wardrobes, both served by a shower room with oversize shower, WC and wash hand basin in vanity unit.

Externally, the property boasts a generous roof terrace, providing the perfect space to enjoy alfresco dining in the summer months, whilst taking in the river and church views. Below, sits a single garage, with light and power and parking for one car to the front.







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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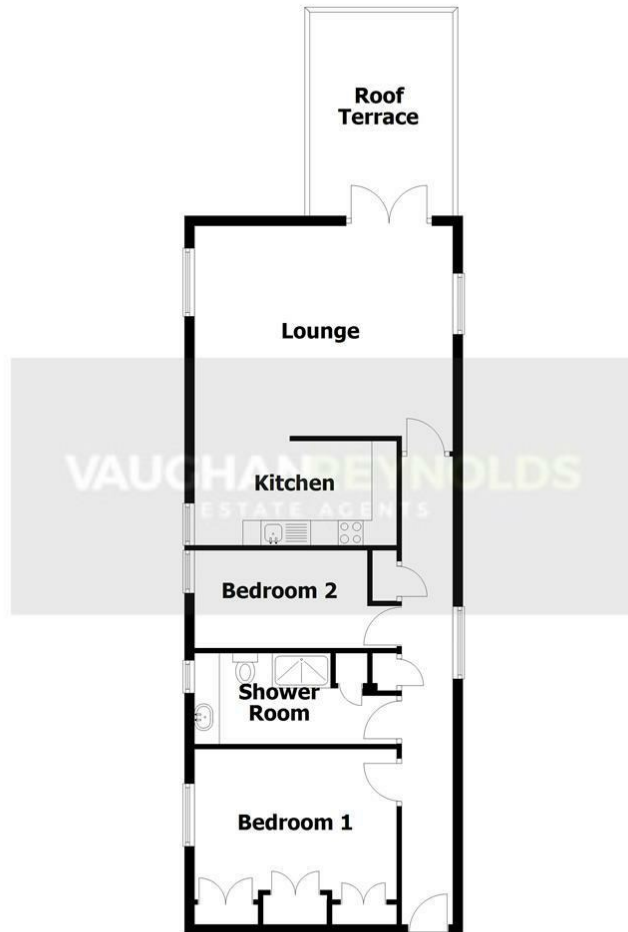
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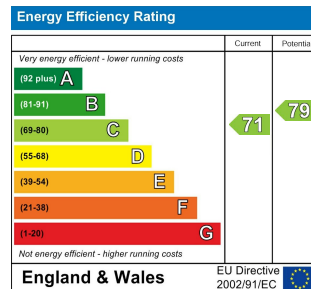


Floor Plan
Approx. 73.1 sq. metres (786.7 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 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.



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. 99 year lease from November 1983 - 57 years remaining. Annual Ground rent £180 per annum. Service Charge £2,600 per annum.

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

Local Authority: Stratford, Council Tax Band E

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