



VAUGHANREYNOLDS
ESTATE AGENTS

Flat I, The Beeches, Welcombe Road
Stratford-Upon-Avon, CV37 6UJ



The Property

This spacious two bedroom apartment on the first floor features a balcony and is conveniently located near the town centre. It comes with a garage and is being sold with a share of the freehold, all set within lovely communal gardens. No Onward Chain.

Enter through a communal front door into a hallway that leads to the stairs up to the first-floor landing. You will find a generous private entrance hall that includes access to the loft space, which is well-lit and partially boarded, along with the Worcester gas heating boiler, a linen cupboard, and a storage cupboard. The sitting room boasts a fireplace with an electric fire, offers a triple aspect, and has a sliding door that opens to the balcony with views of the surrounding trees. Dining Room with full length window. The kitchen has been refitted and includes a variety of cupboards and work surfaces, a sink, an electric cooker point, a built-in fridge freezer, and a built-in washing machine.

Bedroom One comes with wardrobes, while Bedroom Two features dual aspects and additional wardrobes.

There is a cloakroom equipped with a WC and wash basin, as well as a refitted shower room that includes a WC, wash basin, and a spacious shower cubicle.



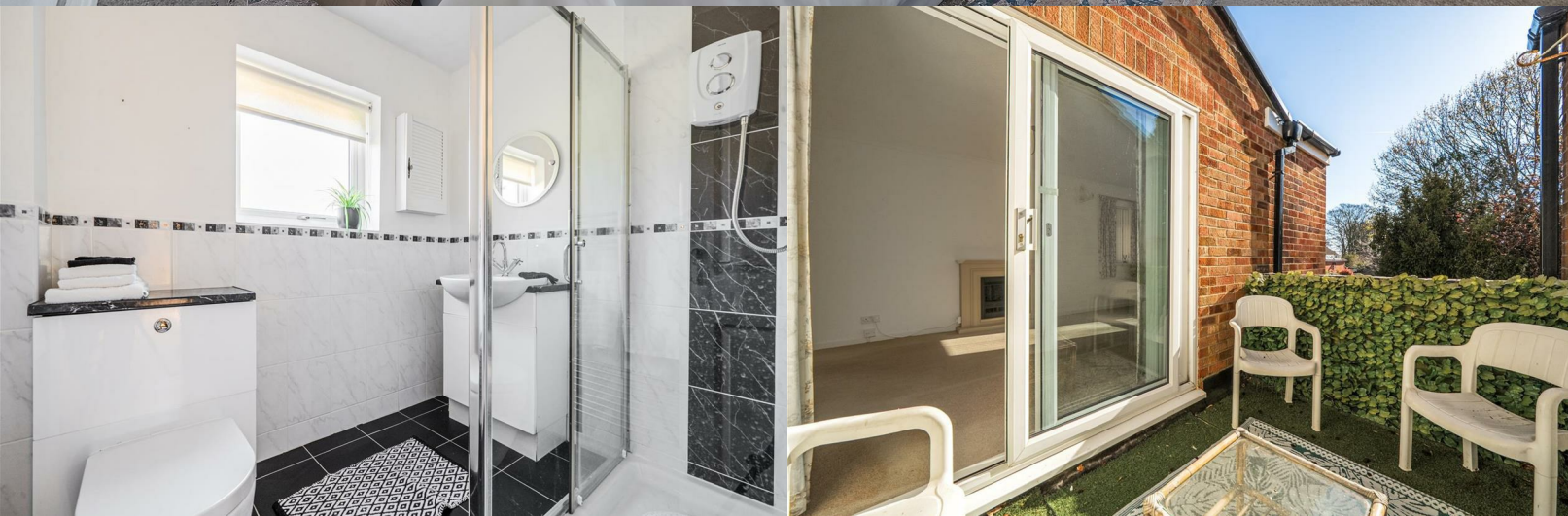


Outside, residents can enjoy parking, beautiful communal gardens, and a garage located at the rear.

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.





First Floor

Approximate Gross Internal Area = 87.53 sq m / 942 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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

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.

The property is understood to be leasehold for a term of 999 years from 1997, and is to be sold with a share of the freehold. We have been advised by the vendor there is a current maintenance charge of £130 per month. This should be checked by your solicitor before exchange of contract.

Services: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

Local Authority: Stratford, Council Tax Band D

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk