



VAUGHANREYNOLDS
ESTATE AGENTS

15 Paddock Lane
Stratford-Upon-Avon, CV37 9JE



The Property

Occupying an established setting on the edge of town, this ground floor apartment is being offered with no upward chain and a turn-key opportunity for a first-time buyer, downsizer or buy to let investor.

Being set back from the road beyond a private parking area where there are allocated spaces for residents and guests, you access the internal accommodation which in brief comprises; An inner lobby with adjacent stores and inner door to generous living room. This space can accommodate both a seating and dining area, with walk in storage cupboard, wood flooring throughout and an archway to the kitchen. Fitted with a comprehensive range of storage, there is an inset sink, oven, hob and extractor, along with space for a washing machine and undercounter fridge.

An inner lobby provides access to a double bedroom and the bathroom, which is fitted with a white suite comprising a panel bath with shower over, WC, wash hand basin and complimentary tiling throughout.





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.

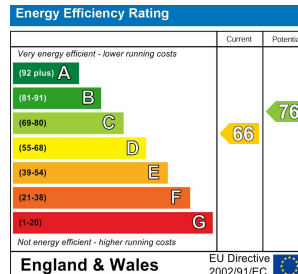




Floor Plan
Floor area 41.2 m² (444 sq.ft.)

TOTAL: 41.2 m² (444 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



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. There is 89 years remaining on the lease to 2114. . Ground Rent is £69.20 p.a., Service Charge is £1108.38 p.a both paid bi-annually.

Services: All mains services are understood to be connected to the property.
Local Authority: Stratford, Council Tax Band B

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