



**VAUGHANREYNOLDS**  
ESTATE AGENTS

16 Warwick Road  
Stratford-Upon-Avon, CV37 6YW





## The Property

Apartment 6 is a bright and spacious property that is part of a collection of apartments converted from a grand Victorian house in 2006. This property features high ceilings characteristic of the era and is beautifully presented as a move-in ready home.

The layout includes a charming entrance hall that leads to a generous living/dining room with double aspect views, accessed through double doors, complete with a central fireplace and designated areas for both sitting and dining. The kitchen is well-equipped with integrated appliances and sleek granite countertops. The principal bedroom comes with built-in wardrobes and its own en suite shower room, while the second bedroom is a cosy double room. There is also a luxurious family bathroom.

Entry to the apartment is through a secure communal front door that opens into a shared hall featuring a tiled floor and an elegant staircase. Residents can enjoy the benefits of a communal heated swimming pool and a small gym. Additionally, Apartment 6 includes its own designated off-street parking space for one vehicle. This property is perfect for both owner-occupiers and investors seeking rental opportunities, making it an excellent choice for assured shorthold letting.



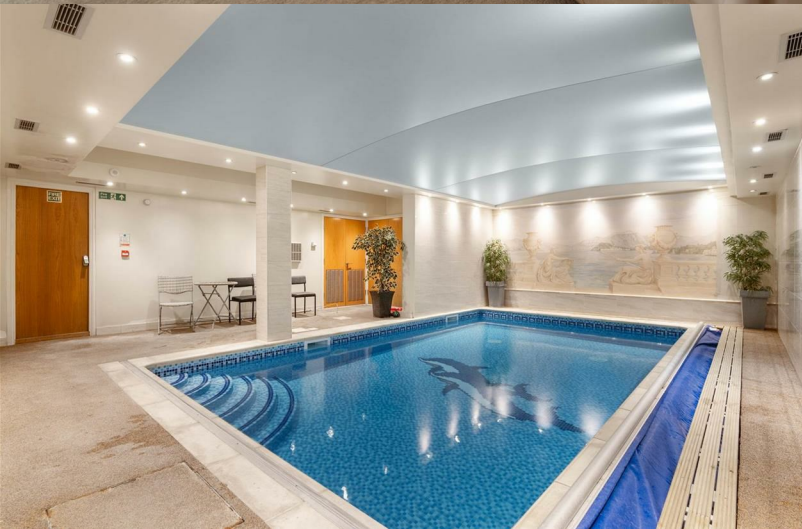




## The Location

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.

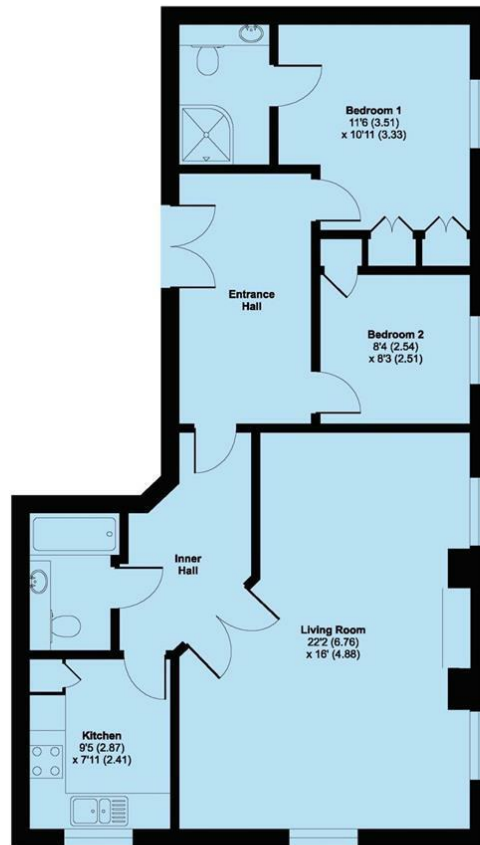
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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.





## Apartment 6, Windsor Court, 16 Warwick Road, Stratford upon Avon CV37

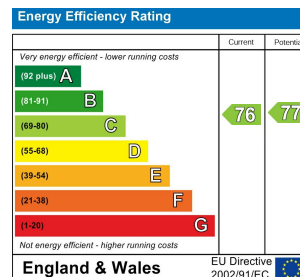
Approximate Area = 876 sq ft / 81.3 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Pritchard & Company Estate Agents Limited. REF: 795626



## 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 106 years remaining commencing 2006, with vacant possession upon completion of the purchase. Ground rent is £250 per annum and the service charge is approximately £2930 per annum.

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

**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.

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