



VAUGHANREYNOLDS
ESTATE AGENTS

16 Swan Court
Banbury Road, Stratford-Upon-Avon, CV37 7HG



The Property

Swan Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 one and two bedroom properties arranged over 3 floors suitable for residents of 55 years and over. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. There is a residents' communal laundry and residents lounge, and emergency pull cords within the accommodation.

A communal front door with secure entry system leads to resident's lounge where various social events are hosted. Entering the apartment from an inner hallway, you are greeted by a reception hall with store cupboard. The Sitting/Dining Room is a generous space with feature electric fire and private access to an outside terrace and gardens. Double doors lead to an upgraded kitchen which is fitted with a comprehensive range of storage, single drainer sink unit and a range of appliances including a four ring electric hob with extractor hood over, integrated fridge, integrated freezer and eye level oven. From the hall there is a double bedroom with built in wardrobe and modern wet room which is fully tiled and offers a generous size walk in shower. The apartment is offered for sale with no onward chain.





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.

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 125 years remaining with vacant possession upon completion of the purchase. Service Charge is £3624.40 per annum, Ground Rent £520.00 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.

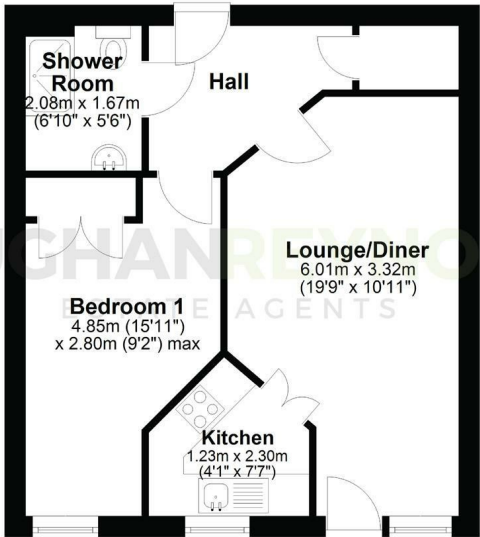
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Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 43.7 sq. metres (470.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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