



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 15 Crucible House
Birmingham Road, Stratford-Upon-Avon, CV37 0BB



The Property

Welcome to this delightful and elegantly designed apartment situated in the vibrant heart of historic Stratford-upon-Avon, just a short walk from Shakespeare's birthplace.

This prime location places you right in the town centre, with all the amenities and entertainment options at your disposal. Not only does this apartment provide the advantage of being close to the town centre, but it also offers easy access to scenic riverside and canal walks, along with the tranquil Welcombe Hills conservation area nearby – perfect for nature lovers and those in search of a peaceful getaway.

Located within a secure gated community with designated parking at the rear, this purpose-built block of just 15 apartments fosters a sense of community and privacy.

Upon entering the property, you'll notice the high-quality refurbishment throughout the property, highlighted by its stylish and thoughtful details. The living area features a welcoming open-plan design that seamlessly connects the modern kitchen, dining space, and living area. Whether you're entertaining guests or enjoying a quiet evening with family, the spacious layout ensures comfort and functionality. The kitchen is a standout feature, showcasing a deep grey finish and integrated appliances, including an electric hob, oven, overhead extractor, washer/dryer and fridge – a beautifully designed area that combines practicality with sophistication. There is a recently updated bathroom suite consisting of bath with rainfall shower, handwash basin with vanity unit and WC.

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.





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 with 102 years remaining. There is an annual service charge of £1866 and ground rent charge of £150 per annum.

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

Local Authority: Stratford-upon-Avon District Council.

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.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

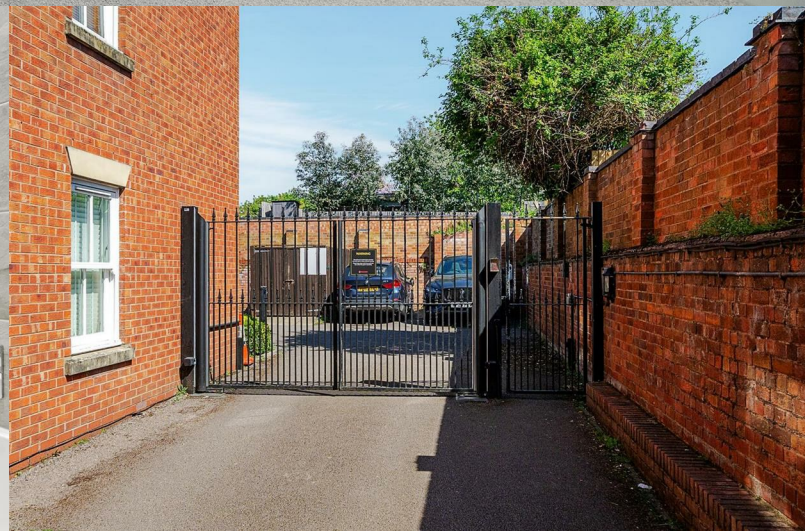
Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free tailored mortgage and insurance advice, with the added peace of mind that you are being supported by professional industry experts, throughout the whole process. Immediate Mortgage Solutions offer a comprehensive, whole of market mortgage service, with no fees and no obligation. Please call Daniel Quinn on 0 7 3 9 5 7 9 4 5 3 9 or contact by e-mail, dan@immediatemortgagesolutions.co.uk .

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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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.





Approximate Floor Area
479 sq. ft.
(44.5 sq. m.)

Flat 15, Crucible House, 12-20 Birmingham Road, Stratford-upon-Avon, Warwickshire, CV37 0BB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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