



VAUGHANREYNOLDS
ESTATE AGENTS

4 Beatrice House, Stephenson Row
Stratford-Upon-Avon, CV37 6EQ



The Property

Set within a smart, contemporary development just moments from the vibrant centre of Stratford-upon-Avon, 4 Beatrice House offers the perfect blend of comfort, style, and convenience.

This spacious ground-floor apartment has been thoughtfully designed for modern, open-plan living, with energy efficiency at its core. A welcoming hallway features a cloaks cupboard and a communication cupboard, with secure video entry providing peace of mind.

The generous living area opens onto a covered balcony, seamlessly connecting indoor and outdoor space. A sleek, well-equipped kitchen includes integrated appliances: fridge/freezer, washer/dryer, oven, and induction hob with extractor.

The double bedroom is a standout feature, offering ample space and direct access to a superb enclosed terrace - perfect for relaxing or entertaining. The contemporary bathroom is stylish and functional, with quality fittings, tiled flooring, and a heated towel rail.

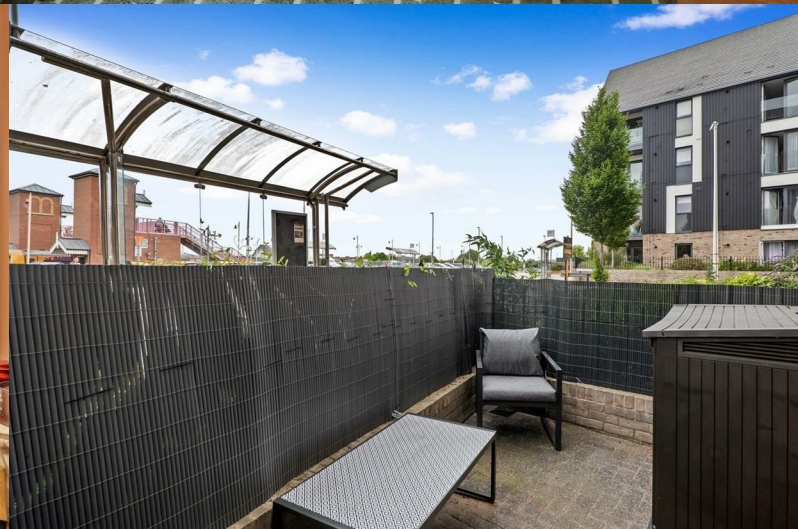
With private parking for one car and easy access to all the culture, shopping, and dining Stratford-upon-Avon has to offer, 4 Beatrice House makes an ideal home or investment opportunity.



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.



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.

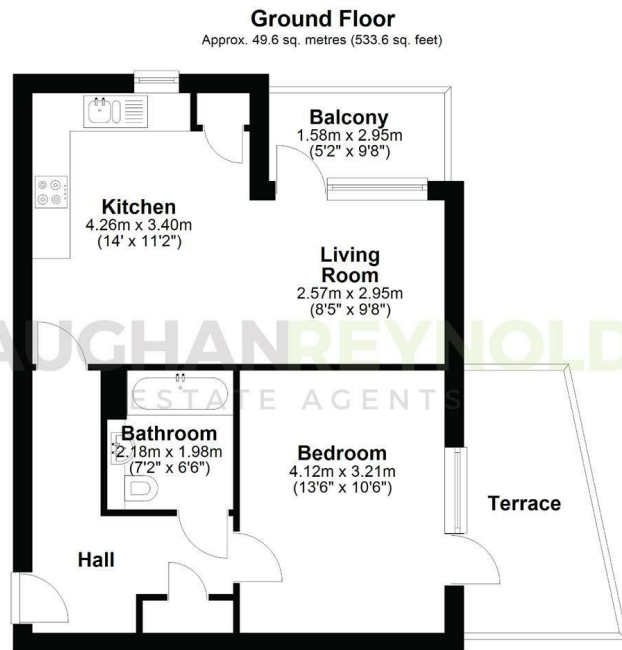
Tenure: We are informed the property is Leasehold for a term of 125 years for 2018, although we have not seen evidence. The current service charge is understood to be approximately £1,663.08 per annum. Purchasers should check this before proceeding.

Services: Mains water, electricity and drainage.

Local Authority: Stratford, Council Tax Band B

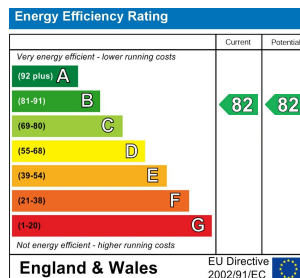
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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.



Total area: approx. 49.6 sq. metres (533.6 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.



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