



**VAUGHANREYNOLDS**  
ESTATE AGENTS

36 Scholars Court, Alcester Road  
Stratford-Upon-Avon, CV37 6PN





### The Property

Nestled enviably in Stratford Town Centre and conveniently close to a variety of local amenities, this is a fantastic chance to purchase a purpose-built second-floor retirement apartment, located in a popular and highly sought-after development. It features UPVC double glazing throughout, central heating, and access to a communal lift.

The accommodation briefly includes an entrance hall with handy built-in storage, leading to a generously sized lounge/dining room that boasts a charming feature fireplace. The kitchen is neatly fitted and comes with a built-in oven and hob. The spacious double bedroom features built-in wardrobes, and there is a fully tiled shower room equipped with a double shower cubicle. Outside, the apartment enjoys beautifully landscaped communal gardens, which include a large patio area and plenty of parking for residents. This well-presented and excellently located McCarthy Stone development offers a range of additional facilities, and the property is available for sale with no upward 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.

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. 125 years lease from 1992.

Services: Mains electricity, water and drainage are connected to the property. Annual Service Charge of £3,010 per annum ad a ground rent of £421 per annum.

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.

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.

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## Second Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 44.1 sq. metres (474.5 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.

