



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 1, 16 Warwick Road
Stratford-Upon-Avon, CV37 6YW



The Property

Forming part of a handsome converted period building on the fringe of Stratford-upon-Avon, this beautifully presented duplex apartment occupies parts of the ground and lower ground floors and offers the rare feeling of house-style living within a well-maintained and managed block. Light and airy interiors, enhanced by high ceilings throughout, create a sense of space and elegance rarely found in apartment living.

A welcoming communal hallway with intercom access leads to the apartment's private front door and inner hall, where a cloakroom and storage cupboard provide everyday convenience. From here, doors open into the principal reception rooms. The generous living room enjoys a large front-facing window and feature fireplace, and connects through double doors to a separate dining room, fitted with bespoke storage. Further double doors open to a fully equipped kitchen, designed with ample cabinetry, beech door fronts, granite worksurfaces, integrated double oven, hob and fridge freezer, with space for both a dishwasher and washing machine.

The principal bedroom is also located on this level, complete with bespoke storage, a luxurious en-suite shower room and direct access to a generous private outdoor terrace—a unique feature for an apartment of this nature. Stairs lead down to the lower ground floor, where a spacious second double bedroom with fitted wardrobes is accompanied by a useful study or home office, fitted with bespoke furniture. A sumptuous fully tiled bathroom serves this floor, finished to a high standard with a freestanding bath, oversized shower enclosure, vanity unit and WC. From the window of the second bedroom, there is access to a private enclosed courtyard to the front.

Externally, the property benefits from one allocated parking space. Residents also enjoy exclusive use of excellent shared facilities, including a private heated swimming pool, fully equipped gym, changing rooms and secure bike storage—an outstanding lifestyle offering that truly sets this development apart.







Flat 1, 16 Warwick Road is a truly individual home, combining the character of a period conversion with the comfort of modern living and the luxury of resort-style amenities, all within easy reach of Stratford's historic centre.

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.





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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.

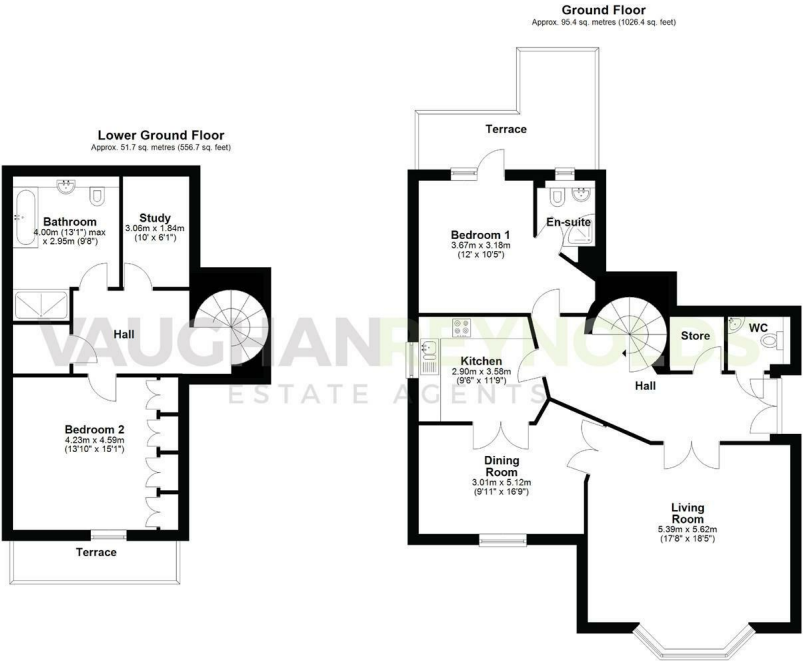
Tenure: We have been advised by the vendor that the property is leasehold with a 125 year lease from 2004. The current maintenance charge is understood to be £4,057 per annum and the current ground rent £250 per annum.

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

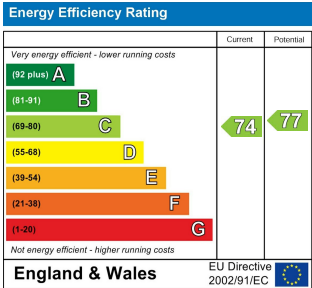
Local Authority: Stratford, Council Tax Band F

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



Total area: approx. 147.1 sq. metres (1583.0 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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