



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 36A Sheep Street
Stratford-Upon-Avon, CV37 6EE



The Property

Discover refined town centre living at 36a Sheep Street — a beautifully converted and fully refurbished first-floor apartment within an exclusive private development, perfectly positioned in the historic heart of Stratford-upon-Avon. Offering a true turnkey opportunity, this superb property is ideal for an end user, a buy-to-let investor, or a holiday let venture.

The apartment features a generous living room overlooking Sheep Street, creating a bright and welcoming space ideal for both relaxation and entertaining. A modern, well-appointed kitchen is fitted with quality appliances and contemporary finishes, designed for practicality and style, linking to a separate dining space. Two well-proportioned bedrooms provide comfortable accommodation, offering flexibility for guests, family or home working. The stylish bathroom is fitted with a sleek P-shaped bath with shower over, a WC, and a vanity unit with wash hand basin, all complemented by tasteful tiling and high-quality fittings.

Every detail of this property reflects the standard of its recent renovation, combining modern convenience with the charm of a character building. Located just moments from Stratford's boutique shops, cafés, restaurants, theatres and cultural landmarks, it offers an exceptional lifestyle in one of the town's most sought-after settings.

Parking is via permit, which can be applied for through Warwick District Council at a cost of approximately £25 per annum.





Ready to move into, enjoy or let, 36a Sheep Street is a rare opportunity to acquire a premium apartment in a prime central location.

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. 999 years lease from 2025. Service Charge is £1894.48 per annum.

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

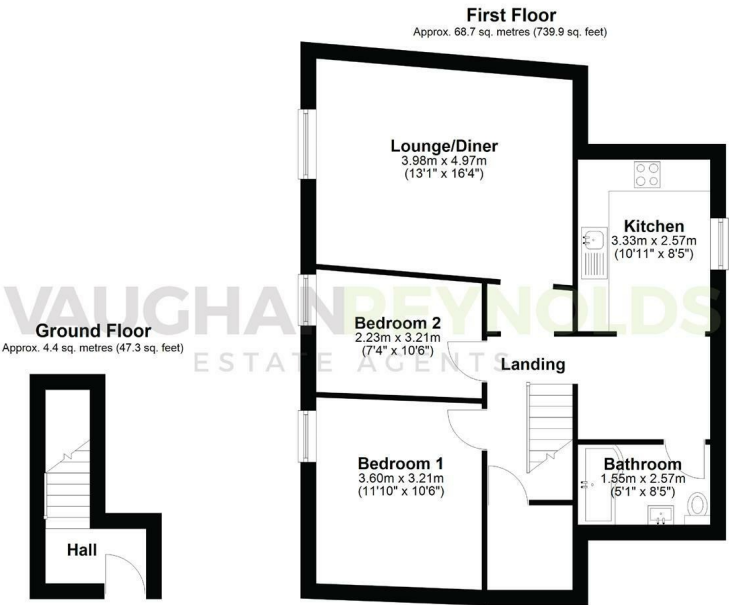
Local Authority: Stratford, Council Tax Band C

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



10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk



Total area: approx. 73.1 sq. metres (787.2 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.

