



VAUGHANREYNOLDS
ESTATE AGENTS

1 Montague House, Guild Street
Stratford-Upon-Avon, CV37 6RA



The Property

Occupying a prime ground floor position within the highly regarded Montague House development, this beautifully presented apartment enjoys a rare combination of privacy, convenience and contemporary style. Situated in the very heart of Stratford-upon-Avon, moments from the town's renowned restaurants, theatres, independent shops and riverside walks, the property benefits from its own private entrance from Guild Street, together with a secondary entrance from the secure gated residents' car park, where one allocated parking space is included. The property also has one visitors parking space and one residents parking space permit, subject to application at £25 per annum each.

Thoughtfully updated by the current owners, the apartment offers a true turnkey opportunity, equally suited as a permanent residence, an elegant lock-up-and-leave, or an investment purchase.

Extending to approximately 825 sq. ft., the accommodation is both spacious and well planned. An inviting reception hall provides access from both the front and rear entrances, with a useful airing cupboard and panel doors leading to the principal rooms.

The heart of the home is an impressive open plan living, dining and kitchen space, designed with modern lifestyles in mind. The generous living area is enhanced by an attractive bay window, filling the room with natural light, while the contemporary kitchen is beautifully appointed with sleek handleless cabinetry, a comprehensive range of storage, integrated appliances and a practical breakfast bar, creating a sociable environment for both everyday living and entertaining.



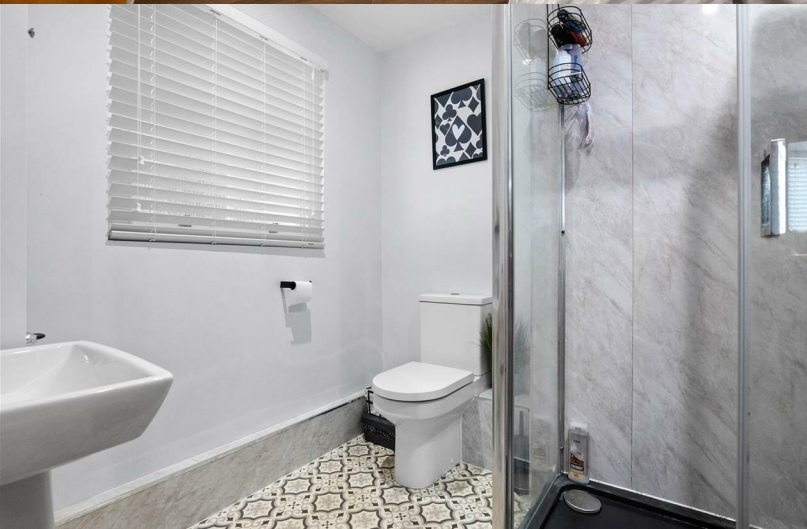
There are two well-proportioned bedrooms, including an excellent principal suite featuring a full bank of fitted wardrobes and a stylish en-suite shower room. The second bedroom is served by a modern family bathroom, fitted with a P-shaped bath incorporating a shower over, WC and wash hand basin.

Combining a sought-after town centre setting, secure parking, dual access and beautifully presented accommodation, this outstanding apartment offers an exceptional opportunity to enjoy all that Stratford-upon-Avon has to offer from a home that is ready to move straight into.

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.





Total area: approx. 76.7 sq. metres (825.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. NB. Some of our images may have been enhanced using AI.

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 Year term from 2001. Ground Rent £150 per annum. Service Charge £2552 per annum.

Services: Mains water, electricity and drainage are understood to be connected to the property. There is no gas to the property.

Local Authority: Stratford, Council Tax Band C

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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