



VAUGHANREYNOLDS
ESTATE AGENTS

29 Swan Court, Stratford-upon-Avon
Warwickshire, CV37 7HG



Property Description

Swan Court was constructed by McCarthy & Stone Developments Ltd and comprises 46 properties arranged over three floors, each serviced via a central lift. Access from the communal parking area through secure intercom, remotely controlled doors, lead to a pleasant residents' lounge, communal laundry and kitchen facilities.

The development manager has an office located here and is available from Monday to Friday from 9.00am to 5.00pm. For periods when the development manager is off duty, there is a 24-hour emergency Appello call system. Should there be a need, there are various pull-cords throughout the property, providing a quick response.

The communal hallways offer to accesses to the upper floors, which include a lift and stairwell. Apartment 29 is located to the first floor and in brief comprises: Reception hall with intercom access point, wall-mounted heater, airing cupboard and panel door to bedroom.



The bedroom has wall mounted storage heater and window to side, emergency pull cord, light and power. The shower room has a white modern suite and comprises a low-level WC, vanity hand basin, an oversized shower enclosure with shower. There are complementary tiles throughout, a heated towel rail and stylish mirror with inset lighting.

The living / dining room has dual aspect windows and pleasant views over the rear gardens.



There is an emergency pull cord and doors to the kitchen, which comprises a range of base units, single drainer sink, integrated oven, separate electric hob and extractor hood. There is also space for undercounter fridge.

One of the key attractions to this development is the communal gardens, which are beautifully maintained and are located to the rear of the property, accessed by a secure lock gate.

We have been advised that there are various weekly social events which take place for the residents, should they wish to be involved. These include cheese & wine evenings, bingo, fish and chips suppers and coffee mornings as well as poetry and music afternoons. Further information about the activities, ground rent, service charge and other services is available upon request.

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, racecourse, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.



GENERAL INFORMATION

Floor Plan
Approx. 44.4 sq. metres (477.6 sq. feet)



Total area: approx. 44.4 sq. metres (477.6 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England, Scotland & Wales

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 Freehold with vacant possession upon completion of the purchase.

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

Leasehold: 125 years from 1997.

Service Charge: £3,000 per annum
Ground Rent: £300.00 per annum

Additional Information: We are informed by the vendor that the property is leasehold and benefits from electricity and mains water although this information should be checked by your solicitor. The property is only available for residents over the age of 55.

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Local Authority: Stratford-upon-Avon District Council. Tax Band D.

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Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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