



**VAUGHANREYNOLDS**  
ESTATE AGENTS

4 Warwick Mews  
Warwick Road, Stratford-Upon-Avon, CV37 6EZ





## Property Description

Located within a popular gated development within a short walk of the town centre and the amenities it offers, this modern, two bed apartment provides a wealth of light and airy accommodation throughout. Viewing is strongly recommended to fully appreciate this wonderful town centre home.

You enter the development via a secure pedestrian gate or remotely operated gates, allowing access for cars to the residents' car park, where this apartment benefits from two covered parking spaces.

A communal inner hall and staircase leads to the upper floor and a private inner hall enjoys built-in storage.

The living room is a great size and filled with natural light from dual aspect windows.

The kitchen is well-equipped with a comprehensive range of storage, contrasting work surfaces and integrated appliances to include electric oven and hob, extractor, dishwasher, washing machine, fridge and freezer.

There are two good size double bedrooms, both with built-in wardrobes. The master bedroom notably boasts an en-suite shower room with shower enclosure, WC, wash hand basin and complementary tiling.

The principal bathroom is equally well appointed with a matching white suite comprising bath, WC and wash hand basin. The property also benefits from having a gas fired central heating system and recently fitted triple glazed windows.









## 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.

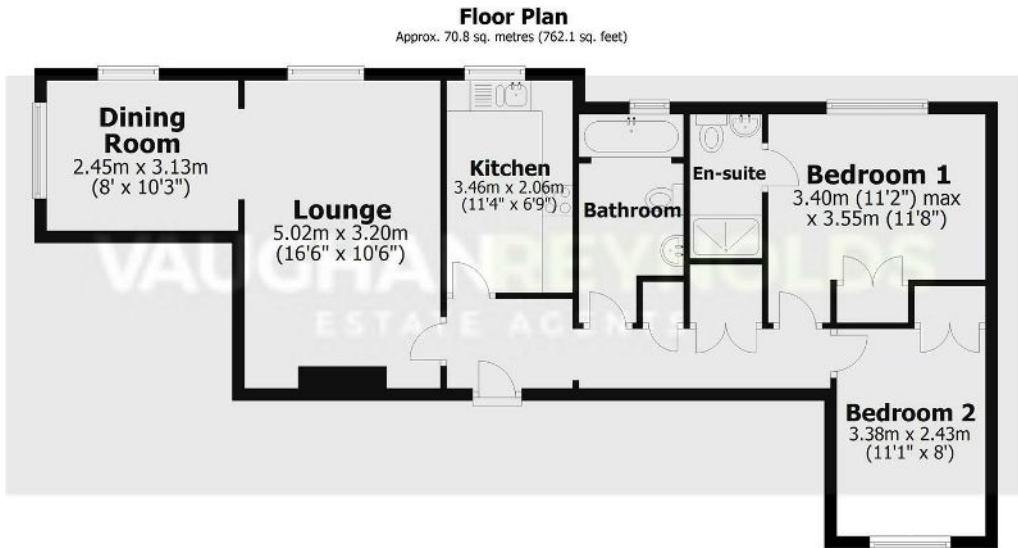
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase. The property has a 999 year lease starting from 2000, with a maintenance charge of £2,259 p.a. (2023). The current building insurance charge is £250.00 p.a. and the ground rent is £50.00p.a (2023)

Services: All mains services are understood to be connected to the property. Gas heating to radiators and air ventilation system. Local Authority: Stratford-upon-Avon, Council Tax Band E

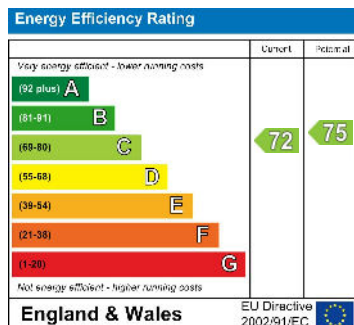
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

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Total area: approx. 70.8 sq. metres (762.1 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.



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