



**VAUGHANREYNOLDS**  
ESTATE AGENTS

7 Verona, Warwick Court  
Warwick Road, Stratford-Upon-Avon, CV37 6YE



## Property Description

No. 7 Verona is located within the popular Warwick Court development, ideally positioned on the fringe of the town, within easy access of the countless amenities and attraction at hand. This purpose-built, second floor apartment affords amazing views towards the canal and requires a course of remodelling works throughout.

This rare find is being offered with no upward chain and in brief comprises: Entrance to the building via a secure, communal hallway with stairs rising to the upper floors. The apartment has a private inner hall with cloaks storage and panelled doors off.

The lounge is a great size and is filled with natural light through a large window and door set to side, which leads to a walk out balcony enjoying fantastic views of the canal. There is a feature tiled fireplace ceiling and wall points.

The kitchen has a range of built-in cupboards, worksurfaces over with inset sink and space for a freestanding cooker and fridge freezer.

The bathroom has a matching blue suite comprising panel bath, low level WC and pedestal hand wash basin. A double bedroom with fitted wardrobe then completes the accommodation, which has underfloor heating throughout.





Externally, the property enjoys use of the communal gardens and parking areas which are restricted to residents and permit holders only. There is also an en-bloc garage (No.6) providing secure parking or storage.

### 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 and a share of the freehold. 999 year head lease from 1961. Service charge approximately £1,500 per annum, payable bi annually.

Services: Mains electricity, water and drainage are connected to the property.

Local Authority: Stratford-Upon-Avon 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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

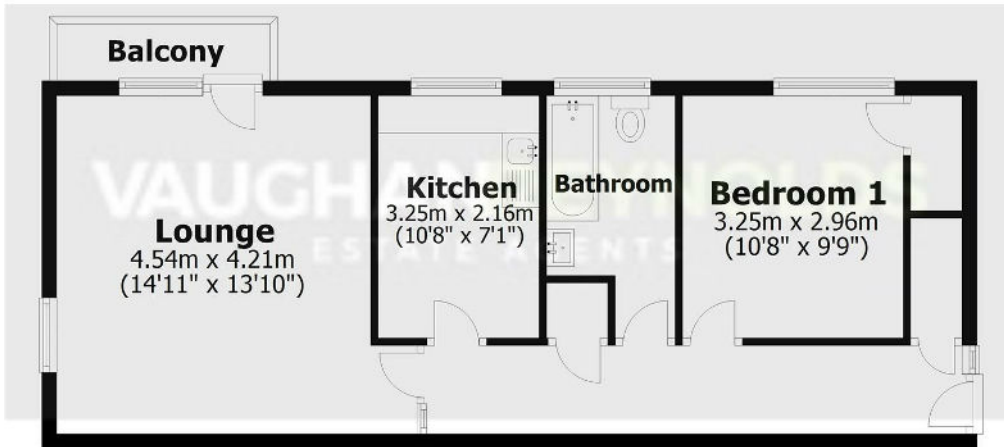
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### Floor Plan

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 55.1 sq. metres (593.3 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>30</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	