



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Worths Way  
Bishopton, Stratford-Upon-Avon, CV37 0RR



## Property Description

Located towards the edge of town, the property is ideally positioned to take advantage of the countless local amenities and attractions at hand.

This modern ground floor apartment boasts a spacious feel and would be an ideal downsize, first time purchase or possibly a buy to let investment.

In brief, the accommodation comprises a secure communal hall with intercom access, this leads on to a private inner hall with cloaks and flush panel doors leading off.

The living room is a good size and can accommodate both a seating area and a separate dining area. It has an open arch leading to a modern equipped kitchen complete with a range of integrated appliances and space for a fridge freezer.

There are two double bedrooms bedroom one has an en-suite shower room comprising shower enclosure, wc and wash hand basin.

The principal bathroom has a white suite comprising panel bath, low level wc and pedestal wash hand basin.

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. Term, 999 years from 2003. Ground Rent approximately £150 per annum. Service Charge approximately £1,100 per annum, paid bi annually. Services: All mains services are understood to be connected to the property.

Local Authority: Stratford upon Avon, Council Tax Band C

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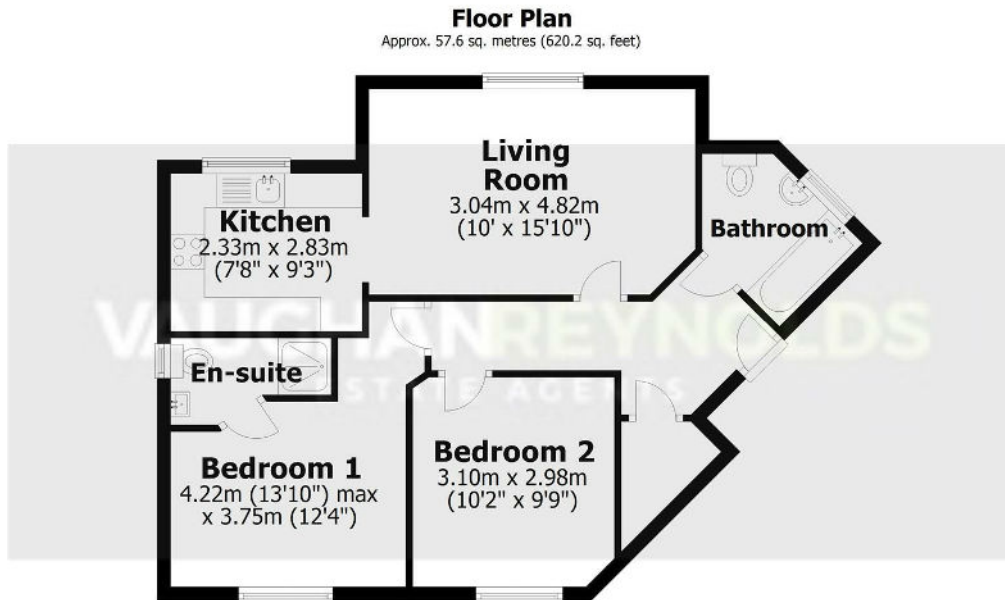
Free Valuation: Please contact the office on **01789 292659** to make an appointment.

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](http://www.vaughanreynolds.co.uk). 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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Total area: approx. 57.6 sq. metres (620.2 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>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	