



VAUGHANREYNOLDS
ESTATE AGENTS

5 Swan Court, Banbury Road
Stratford-Upon-Avon, CV37 7HG



The Property

Immaculately presented south-facing ground floor flat with patio doors opening onto beautiful gardens. The property has the unique advantage of not being overlooked. It is located very close to the River Avon, within easy walking distance of the town centre and also served by several bus routes .

SWAN COURT consists of one and two bedroom retirement apartments suitable for residents of 55 years and over and was built in approximately 1997 by McCarthy and Stone. There is a residents' communal laundry and residents' lounge, and emergency pull cords within the accommodation.

ACCOMMODATION A communal front door with secure entry system leads to COMMUNAL RESIDENTS LOUNGE & COMMUNAL HALL

A private entrance door leads to ENTRANCE HALL with airing cupboard, store cupboard.

SITTING/DINING ROOM with feature electric fire. Door leading to very attractive communal gardens and double doors to

KITCHEN with single bowl, single drainer sink unit with taps over and cupboards beneath. Fitted with a further range of units providing cupboards, working surfaces, storage space and drawers, four ring electric hob with filter hood over, built in oven, space for fridge and freezer, tiled splashbacks

BEDROOM ONE with two double mirror fronted folding doors to wardrobes





REFITTED SHOWER ROOM with WC, wash basin with cupboards below and shower cubicle. Further cupboards and surface, tiled splashbacks, tiled floor.

OUTSIDE There is residents parking, very attractive communal gardens with seating, lawns with mature evergreen, shrub and perennial planted borders

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.



5 Swan Court, Stratford Upon Avon

Total Approx. Floor Area 48.63 Sq.M. (523 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Area 48.63 Sq.M.
(523 Sq.Ft.)

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		
(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.

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: 125 years from 1997 with vacant possession upon completion of the purchase. NB There is a service charge of £3,000 per annum and ground rent of £300 per annum. Services: Electricity, water and drainage are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band D

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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