



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 4, The Coach House
Mill Lane, Stratford-Upon-Avon, CV37 6BJ



The Property

This stunning first floor apartment is located in a desirable and prestigious area near the town centre, boasting fantastic amenities. It features a spacious open plan kitchen, dining, and living area with high ceilings and exposed beams, two bedrooms, a luxurious shower room, designated parking and a garage.

The stunning communal gardens adjoin the picturesque River Avon. Additionally, the apartment is conveniently situated in Stratford town centre and has easy access to the RSC, The Swan Theatre, and The Other Place.

Accommodation - Access to the apartment is through a communal front door. Communal Hall - The hall features stairs leading to the first floor and the front door of the apartment. There is a large Open Plan Kitchen/Dining/Sitting Room - This room is flooded with natural light and offers a triple aspect view. The vaulted ceiling and exposed beams add to its charm, while a large picture window enhances the space.

Kitchen Area - The kitchen area includes a sink with taps over and cupboards beneath. There are additional cupboards with Corian worktops, under unit lighting, a built-in Bosch dishwasher, a built-in Bosch washer/dryer, a Neff induction hob with a filter hood over it, a built-in oven and grill, pan drawers, a built-in fridge freezer, an Amtico floor, a matching Corian topped table, a feature electric fire, and space for a wall-mounted TV.

Inner Hall - The inner hall features a herringbone Amtico floor and a storage cupboard. Double Bedroom - This bedroom boasts a bay window, a vaulted ceiling, and exposed beams. Second Bedroom - The second bedroom features an Amtico floor. Bathroom - The bathroom includes a WC, a wash basin, and a large shower cubicle. There are fitted cupboards, a surface, an Amtico floor, a dual fuel ladder towel rail, an overhead storage cupboard, and a fitted mirror with a light.







Outside - The apartment comes with an allocated parking space and additional visitors parking. NB: No pets allowed.

Garage - The garage has an up and over door at the front and boarding for loft storage

Very Attractive Communal Gardens - The communal gardens are beautifully landscaped with lawns, mature trees, and seating areas. They also adjoin the scenic River Avon. There is a paved courtyard at the front of the coach house. Moorings are available subject to availability.

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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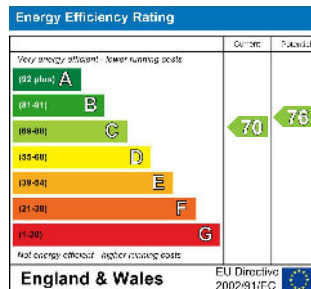
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Total floor area 77.8 sq.m. (837 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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. Remaining lease length 148 years (expires 31st October 2172). There is a service charge of £2512 p.a. (23/24). Building Insurance £289 p.a. (23/24).

Services: All mains services are understood to be connected to the property. The property has gas fired central heating. NB: No pets are allowed.

Local Authority: Stratford Upon Avon, Council Tax Band E

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