



VAUGHANREYNOLDS
ESTATE AGENTS

10 Milton Road
Stratford-Upon-Avon, CV37 7LZ



Situated within Trinity Mead, a popular modern development located within easy access of Stratford upon Avon town centre and the countless amenities, this purpose built first floor apartment is both well presented and being offered with no upward chain.

Accessed via a secure communal entrance with intercom, stairs rise to the upper floors. There is a private entrance hall with cloaks cupboard, leading off to a generous living space. This multifunctional room serves as a seating and dining area, centred around a Juliette balcony to front through to an equipped kitchen, complete with ample storage, worksurface space and appliances.

There are two good size double bedrooms and a modern bathroom comprising a panel bath with shower over, WC and pedestal wash hand basin.

Externally, there are lawned communal grounds and a private carpark with allocated parking for residence. The subject property has one, numbered space.





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.



GENERAL INFORMATION

Floor Plan

Approx. 52.6 sq. metres (566.3 sq. feet)



Total area: approx. 52.6 sq. metres (566.3 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			
(92-100) A			
(81-91) B		81	81
(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		

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 99 years lease from 2006. There is a maintenance charge of £125 per month.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band C

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