



VAUGHANREYNOLDS
ESTATE AGENTS

7 Central Chambers, Cooks Alley
Stratford-Upon-Avon, CV37 6BF



The Property

Nestled in the very heart of Stratford-upon-Avon, this superb penthouse apartment forms part of an exclusive conversion completed in 2017, combining contemporary design with an enviable town centre setting. Beautifully presented throughout, the property offers spacious, thoughtfully planned accommodation with a versatile layout that will appeal equally as a permanent residence, luxurious second home or investment opportunity. Having operated successfully as a holiday let in recent years, there is the added option to acquire the apartment fully furnished, together with an established portfolio of future bookings, allowing a seamless continuation of the business should buyers wish.

Approached via the discreet entrance from Cooks Alley, a secure communal hallway with an attractive open central courtyard creates an impressive arrival, with stairs rising to the upper floors. Positioned at the top of the building, the apartment enjoys an elevated sense of privacy and character.

A welcoming reception hall, complete with useful built-in storage, provides access to all principal rooms. The impressive sitting room is undoubtedly the heart of the home, featuring vaulted ceilings and charming dormer windows framing views over the historic Henley Street, creating a wonderfully light and airy living space.

The generous dining kitchen is equally well considered, fitted with a comprehensive range of sleek handleless cabinetry complemented by contrasting work surfaces and integrated appliances including an oven, hob, extractor hood, fridge, freezer and washing machine. There is ample space for a dining table, making it an ideal setting for everyday living or entertaining.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a stylish en-suite shower room, while a beautifully appointed family bathroom serves the second bedroom and guests alike. Finished to a high standard throughout, the apartment offers a genuine turn-key opportunity with little or no work required.



Whilst the property does not include private outside space, few homes enjoy such immediate access to Stratford's outstanding amenities. Independent shops, cafés, restaurants, theatres and the picturesque riverside are all just moments from the front door, with countless green spaces along the River Avon providing the perfect place to relax, exercise or unwind.

Resident parking permits may be available through Stratford-on-Avon District Council, while a number of nearby town centre car parks offer annual contract parking for added convenience.

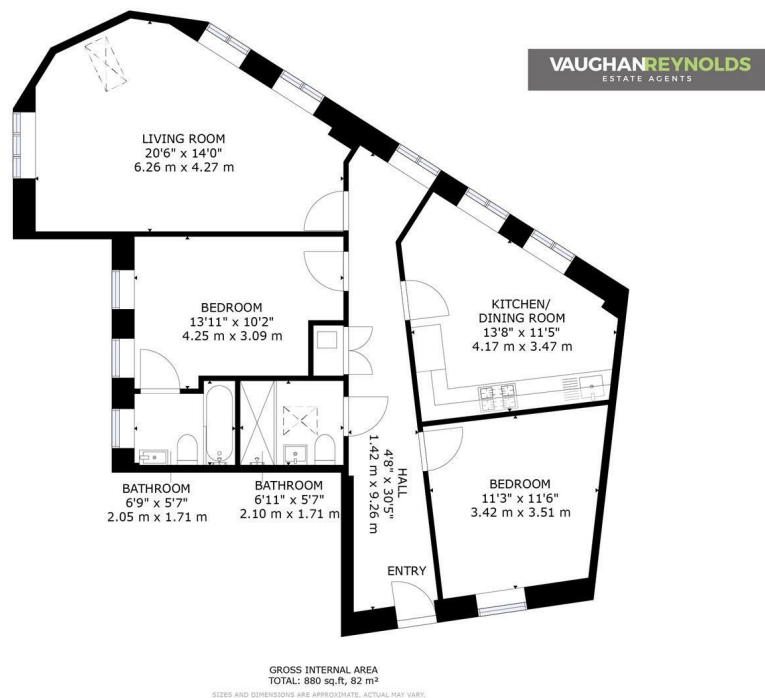
Offered for sale with no onward chain, this is a rare opportunity to acquire a stylish penthouse apartment in one of Stratford-upon-Avon's most desirable central locations, with the added flexibility of enjoying it as a home, second home or established holiday letting investment.

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.





FLOOR 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	51
(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. NB. Some of our images may have been enhanced using AI.

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. 125 Years from 2016. Ground Rent £250.00 per annum. Service Charge £3300 per annum. No Pets Allowed.

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

Local Authority: Stratford, Council Tax Band C

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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