

VAUGHAN REYNOLDS
ESTATE AGENTS

28 Congreve Way
Stratford-Upon-Avon, CV37 7JX







The Property

A two-bedroom ground floor apartment located on the popular Trinity Mead development south of the River Avon. In brief, the accommodation comprises entrance hall, sitting room, kitchen, two bedrooms, principal bedroom with en suite, family bathroom. Allocated parking space for one car.

The layout is practical and well-suited to first-time buyers, professionals, or investors alike. The kitchen is well arranged with good storage and workspace, complementing the overall functionality of the property.

The heart of the home is a generous and light-filled open living room, providing ample space for both relaxing.

There are two well-proportioned bedrooms, including a spacious principal bedroom featuring its own ensuite shower room. A family bathroom serves the second bedroom and guests, offering added convenience and flexibility.

The property benefits from gas central heating and double glazing, ensuring energy efficiency and year-round comfort.

Externally, the property benefits from allocated parking and is positioned within a well-maintained residential setting.







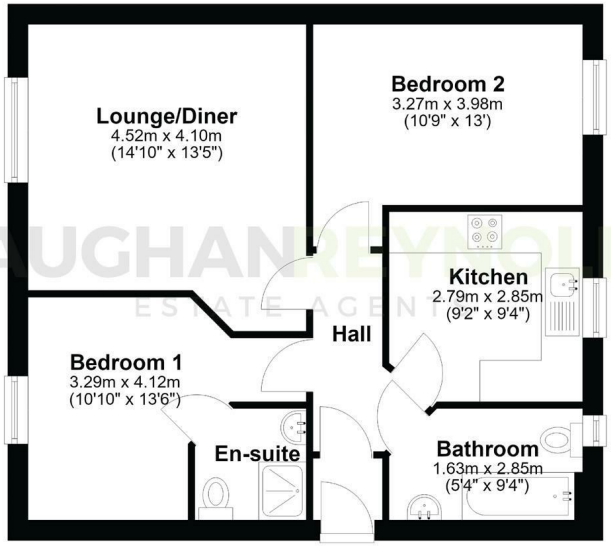
The Location

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.

Ground Floor

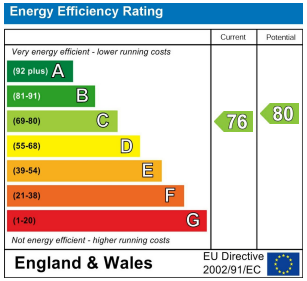
Approx. 59.6 sq. metres (642.0 sq. feet)



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Total area: approx. 59.6 sq. metres (642.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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, 150 year lease from 2003 with vacant possession upon completion of the purchase (approximately 127 years remaining)

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

Service Charge for 01/01/26 to 31/12/26 is £1696.49.

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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