



AVON HEIGHTS

STRATFORD-UPON-AVON



Railway Station

Maybird Centre

Shakespeare's birthplace

To A46 & M40

High Street

Leisure Centre

Sheep Street

Royal Shakespeare Theatre

Boat Club

Avon Heights



AVON HEIGHTS

SWANS NEST LANE | STRATFORD-UPON-AVON | WARWICKSHIRE

A selection of contemporary luxury apartments
located in the heart of historic Stratford-upon-Avon

Avon Heights, is a bespoke gated development of seven apartments arranged over four floors, with a 3-bedroom penthouse located on the top floor with far reaching views across Stratford-upon-Avon, the Avon river and beyond.

Nestled on the east bank of the Avon, it offers easy access to the town centre and the many restaurants, bars and attractions it has to offer, yet offers a quiet and secluded location away from the many visitors that descend on the town.

Created for discerning professionals and modern families alike, the apartments offer modern open-plan living, contemporary design, comfort and security with all the latest modern conveniences.





AVON HEIGHTS

The Avon Heights development is gated with a video entry system, offers secure allocated parking, landscaped gardens and lift access to all floors, with a private lift entry directly into the penthouse.

As a residential developer, Castle Homes of Warwick, strives to meet the aspirations and expectations of our clients by creating design-led residential homes of a superior standard to mainstream house builders. This philosophy, combined with being a family run enterprise and our local focus allows us to stay close to our clients and ensure that our developments become personal homes.

In creating Avon Heights, and as with previous developments, Castle Homes of Warwick has committed to minimising the environmental impact of the development by choosing design and specification features that improve performance and sustainability of each home. The development meets latest environmental and insulation standards.





LOCATION

The development is located in heart of historic Stratford-upon-Avon in Warwickshire, overlooking the river Avon, Stratford's old bridges and Royal Shakespeare Theatre.

Stratford being synonymous with the birthplace of the playwright Shakespeare, attracts many visitors to its numerous theatres, parks, restaurants and traditional pubs in the medieval town. Numerous hotels, golf clubs and spa resorts surround the town catering for visitors and local residents alike.

Located on the edge of the Cotswolds, Stratford is also blessed with rolling green countryside through which the river Avon meanders.

Fifteen minutes to the east of Stratford, lies the unspoilt historic medieval castle town of Warwick and the spa town of Royal Leamington Spa with its fine imposing Georgian architecture and extensive shopping and nightlife.

INVESTMENT

Stratford is a highly sought after location for families, professionals and retirees alike, and new residential housing is in high demand and attracts a premium over surrounding towns.

This is especially the case for town centre developments, such as Avon Heights, which is uniquely positioned to the eastern side of the river within a few minutes walk of the centre and all it has to offer.





CGI - Apartment 2

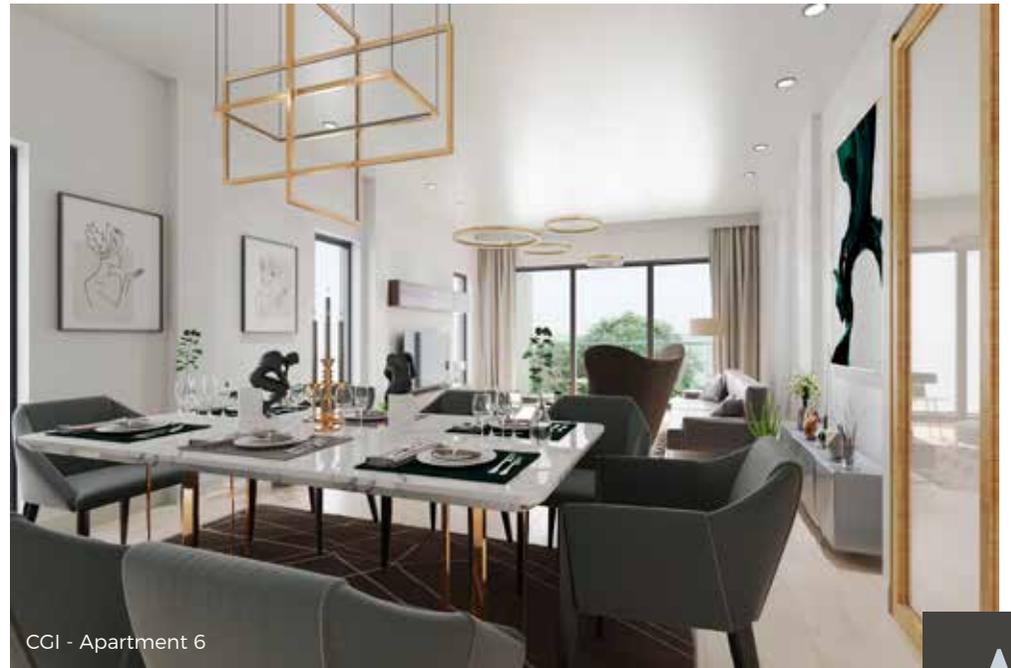


CGI - Apartment 2

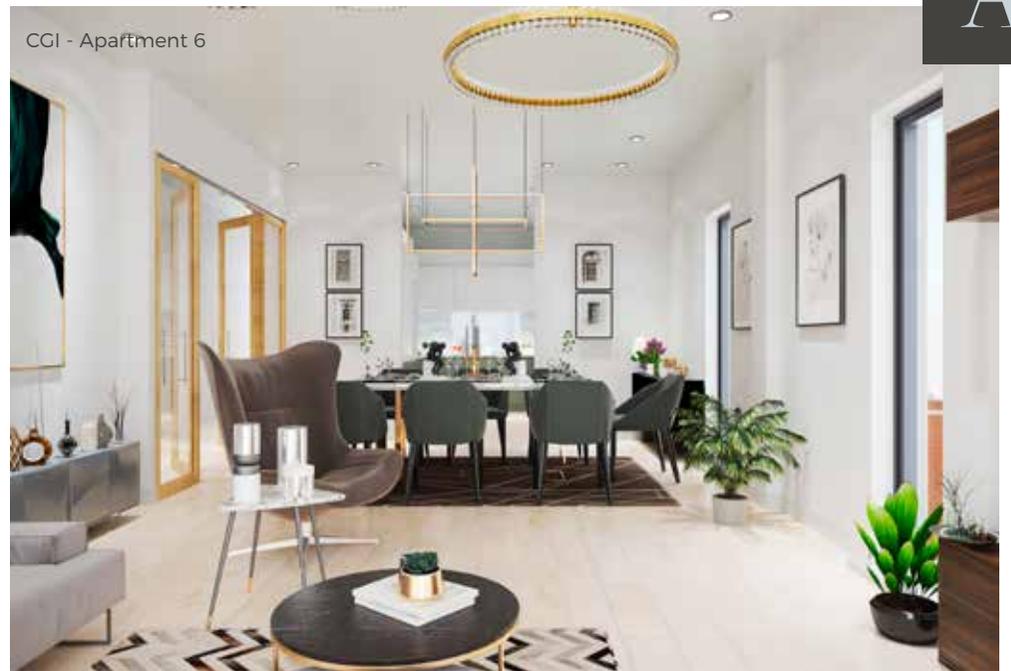




CGI - Apartment 2



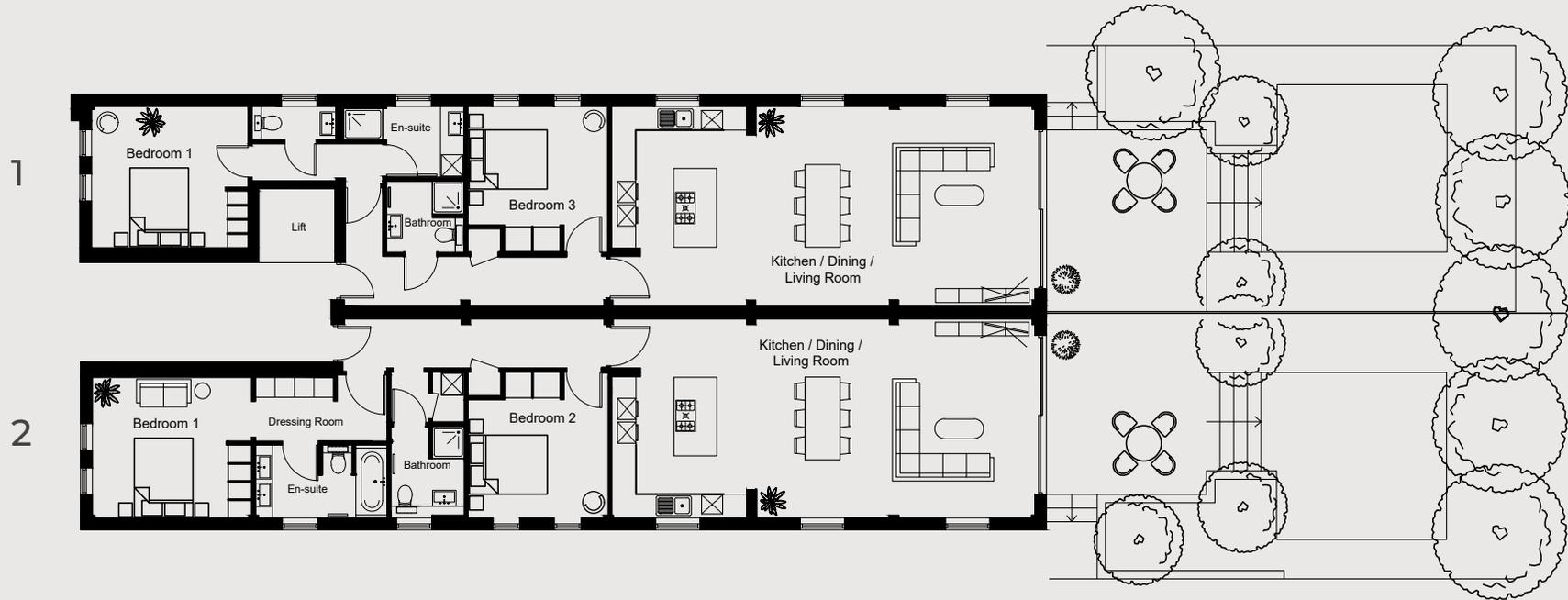
CGI - Apartment 6



CGI - Apartment 6



GROUND FLOOR



Apartment 1

113.5 sqm / 1,222 sq ft (exl. private garden)

- 2 Bedrooms
- 2 Bathrooms
- Open-plan Living
- Terrace & Garden
- Carport

- Kitchen/Dining/Living
11.0m x 5.5m / 36'1" x 18'1"
- Bedroom 1
4.0m x 3.6m / 13'1" x 11'8"
- Bedroom 2
3.6m x 3.7m / 11'8" x 12'2"

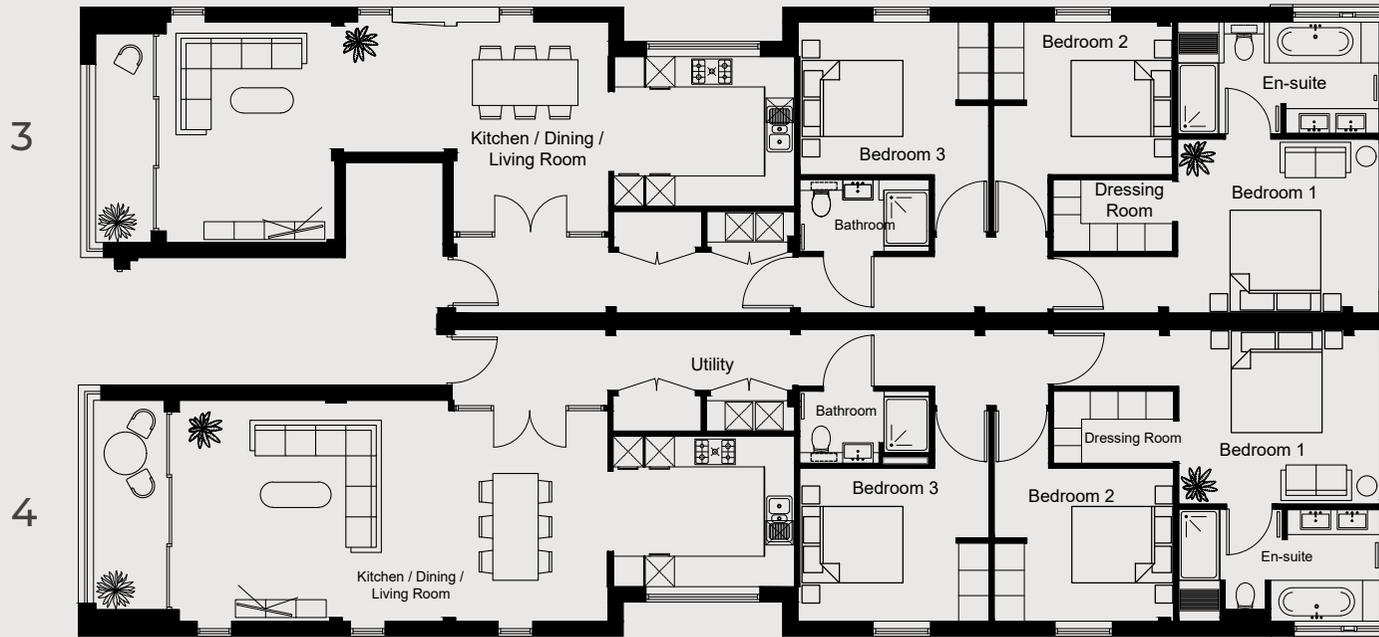
Apartment 2

116.5 sqm / 1,254 sq ft (exl. private garden)

- 2 Bedrooms
- 2 Bathrooms
- Dressing Room
- Open-plan Living
- Terrace & Garden
- Carport

- Kitchen/Dining/Living
11.0m x 5.5m / 36'1" x 18'1"
- Bedroom 1
4.1m x 3.6m / 13'5" x 11'8"
- Bedroom 2
3.6m x 3.7m / 11'8" x 12'2"

FIRST FLOOR



Apartment 3

130 sqm / 1,400 sq ft (inc. private terrace)

- 3 Bedrooms
- 2 Bathrooms
- Dressing Room
- Open-plan Living
- Terrace
- Lift
- Carport

- Living
7.0m x 4.4m / 23'0" x 14'5"
- Bedroom 1
4.2m x 3.6m / 13'8" x 11'8"
- Bedroom 2
3.8m x 4.2m / 12'5" x 13'8"
- Bedroom 3
3.8m x 4.2m / 12.5" x 13'8"

Apartment 4

133.5 sqm / 1,437 sq ft (inc. private terrace)

- 3 Bedrooms
- 2 Bathrooms
- Dressing Room
- Open-plan Living
- Terrace
- Lift
- Carport

- Living
8.7m x 4.4m / 25'6" x 14'5"
- Bedroom 1
4.2m x 3.6m / 13'8" x 11'8"
- Bedroom 2
3.8m x 4.2m / 12'5" x 13'8"
- Bedroom 3
3.8m x 4.2m / 12'5" x 13'8"





CGI - Apartment 7



CGI - Apartment 7



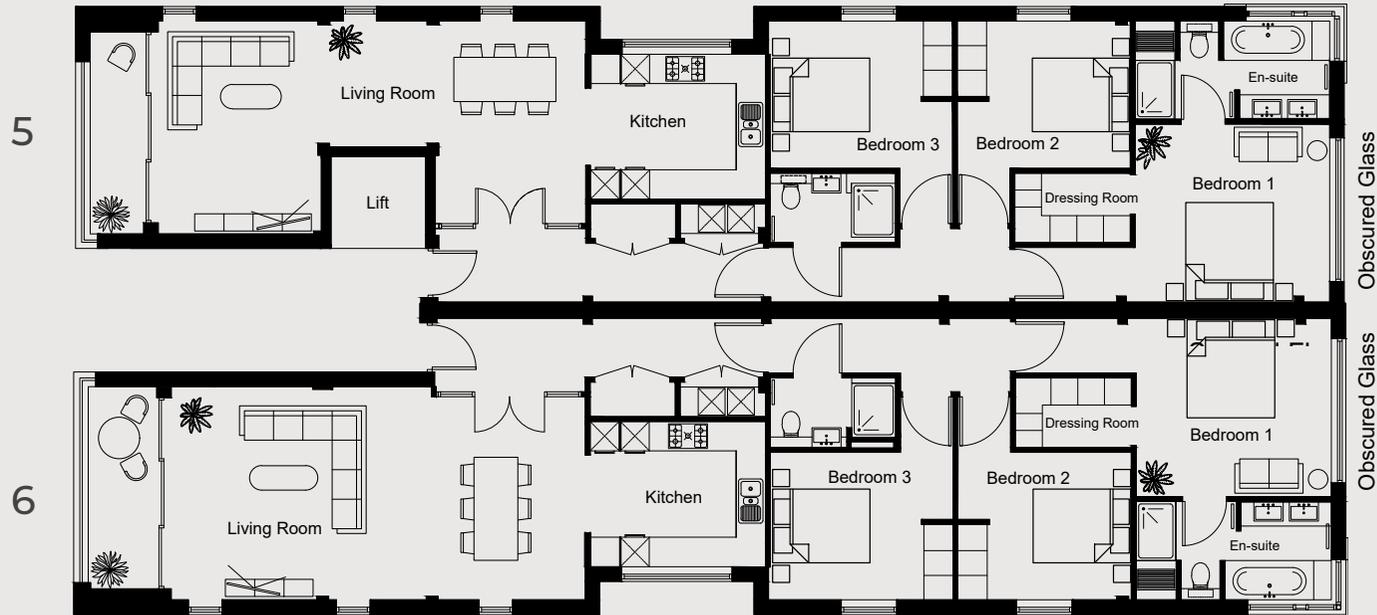


CGI - Apartment 7



CGI - Apartment 7

SECOND FLOOR



Apartment 5

130 sqm / 1,400 sq ft (inc. private terrace)

- 3 Bedrooms
- 2 Bathrooms
- Dressing Room
- Open-plan Living
- Terrace
- Lift
- Carport

Living
7.0m x 4.4m / 23'0" x 14'5"

Bedroom 1
4.2m x 3.6m / 13'8" x 11'8"

Bedroom 2
3.8m x 4.2m / 12'5" x 13'8"

Bedroom 3
3.8m x 4.2m / 12'5" x 13'8"

Apartment 6

133.5 sqm / 1,437 sq ft (inc. private terrace)

- 3 Bedrooms
- 2 Bathrooms
- Dressing Room
- Open-plan Living
- Terrace
- Lift
- Carport

Living
8.7m x 4.4m / 25'6" x 14'5"

Bedroom 1
4.2m x 3.6m / 13'8" x 11'8"

Bedroom 2
3.8m x 4.2m / 12'5" x 13'8"

Bedroom 3
3.8m x 4.2m / 12'5" x 13'8"

THIRD FLOOR



Penthouse Apartment 7

195.5 sqm / 2,103 sq ft (inc. private terrace)

3 Bedrooms	Living
2 Bathrooms	10.8m x 4.5m / 34'5" x 14'8"
Dressing Room	Bedroom 1
Open-plan Living	4.5m x 4.0m / 14'8" x 13'1"
Terrace with river views	Bedroom 2
Fireplace	4.5m x 4.0m / 14'8" x 13'1"
Lift	Bedroom 3
Carport for 2 cars	3.9m x 2.8m / 12'8" x 9'2"



SPECIFICATION

Décor

All Apartments:

- Light oak engineered wood flooring to living areas and bedrooms (option to have carpet in bedrooms)
- Ceramic floor and wall tiles in bathrooms
- Neutral colour scheme
- Integrated wardrobes to all bedrooms
- Contemporary satin finish ironmongery

Kitchens

All Apartments:

- Manor Interiors contemporary handleless fitted kitchens with integrated lighting, smart storage & soft close functions
 - Silestone quartz stone countertops
 - Combined boiling water tap

Apartments 1-6:

- Bosch integrated stainless steel appliances (inc. fan oven, combi microwave, XL induction hob, warming drawer, Elica extractor hood, Caple wine cooler, fridge/freezer and dishwasher)

Penthouse Apartment 7:

- Siemens integrated stainless steel appliances (inc. fan oven, combi microwave, XL induction hob, warming drawer, Elica extractor hood, American fridge/freezer, dishwasher and Caple wine cooler)
- Siemens integrated washer/dryer

Bathrooms & En-suites

- Integrated bathroom furniture & storage
- Crosswater modern white sanitary ware
- Crosswater quality fittings
- Large walk-in rain showers
- Contemporary quality floor & wall tiles

Heating & Hot Water

All Apartments:

- Energy efficient gas condensing boilers
- Efficient & comfortable under floor heating
- Smart connected thermostatic controls
- Contemporary multi-rail towel rails

Penthouse Apartment 7:

- Free-standing contemporary gas stove

Lighting & Electrics

All Apartments:

- Quality switches, sockets & dimmer controls
- Energy efficient down lighters throughout
- Integrated television reception system to living areas and all bedrooms
- Phone & data sockets to living areas & bedrooms
- Intruder alarms with motion sensors

Apartments 1-6:

- Pre-wired for integrated ceiling speakers for optional upgraded wireless sound system

Penthouse Apartment 7:

- Intelligent and programmable lighting system to main living areas
- Integrated ceiling speakers with Sonos Amp to main living areas (with option to extend)

Communal Areas

- Remote control electric entry gate
- Secure walled parking and communal area
- Video-phone intercom system
- Communal cycle store and bin area

External

All Apartments

- Carport with allocated parking space

Apartments 1 & 2

- Landscaped gardens

Environmental Credentials

- Electric Car Charging point
- Energy efficient gas condensing boilers
- Multi-room intelligent thermostatic controls
- 'A' rated energy efficient double-glazed windows
- 'A' rated energy efficient fitted appliances

Peace of Mind

- 10 year AEDIS build warranty
- 1 year manufacturers' fixtures and fittings guarantee
- Hard-wired fire detection system with sprinklers
- A multi award winning developer with a proven track record in Warwickshire and beyond

Off-Plan Options

Included Options

Flooring - Choice of 3 engineered wood floor or carpet finishes

Extra Cost Options

(price on application)

Lighting - Upgraded intelligent and programable lighting controls for one or more rooms

Blinds - Automated or manual window blinds

Speakers - Integrated ceiling speakers with Sonos amplifiers, to one or multiple rooms

Smart Controls - Control your lighting, blinds, integrated Sonos music system from your mobile or dedicated tablet.

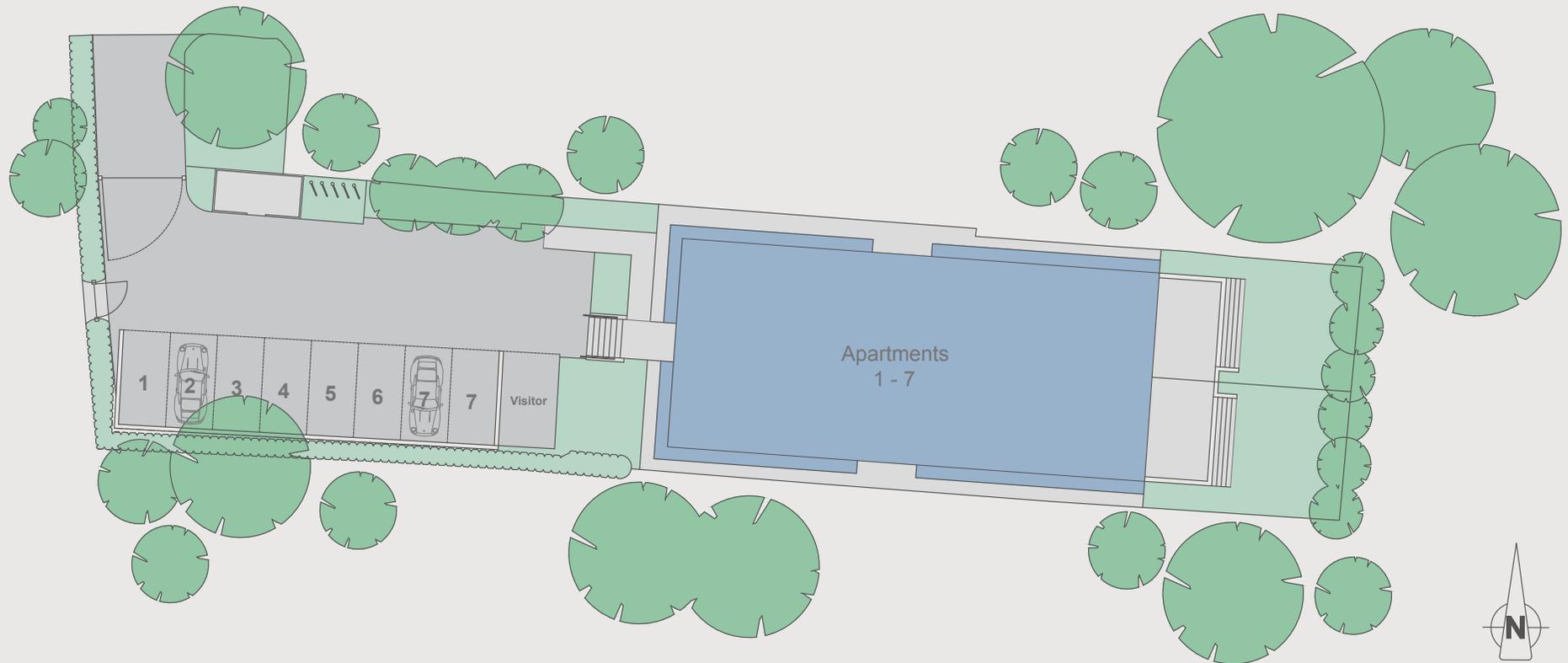




CGI - Apartment 1



CGI - Apartment 1





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For more information please contact Knight Frank
on 01789 269853 or stratfordnewhomes@knightfrank.com

knightfrank.co.uk

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