



VAUGHANREYNOLDS
ESTATE AGENTS

2 The Stalls, Payton Street
Stratford-upon-Avon, CV37 6UR



Property Description

Located within an exclusive, modern gated development in the heart of Stratford-upon-Avon, ideally positioned to take advantage of the countless amenities and attractions, this luxury duplex apartment was constructed in 2008 and enjoys a delightful canal side setting. With in excess of 1600 sq ft of flexible, well presented accommodation on offer, viewing is strongly recommended.

Approaching the development, you pass through remotely operated electric gates to the forecourt parking area, which continues to rear where there are two allocated spaces for the subject property, one of which is undercroft.

Entering the building via a remote, keyless access, you proceed through an inviting communal reception hall, through to a private inner hall. From here, panelled doors lead off to a delightful main bedroom, complete with walk-in wardrobe and a stylish en-suite shower room, complete with an oversized, two-sided shower, His & Hers wash basins and low level WC.

Continuing, you pass an equally well-appointed principal bathroom and bedroom three / study. This space is fitted with a bank of wardrobes and serves well as either a bedroom or home office.

Through double opening doors, you enter the living room, which is great size and affords possibilities for zoned seating, occasional dining and study space. There is a bespoke entertainment unit, French doors lead to the garden and a spiral staircase provides access to the lower ground floor.

From a part glazed lobby, you access a spacious dining kitchen, fitted with a comprehensive range of fitted storage with gloss door fronts, complemented by sleek worksurfaces and a bank of branded, integrated appliances. There is a hardwired speaker system and two sets of French doors to a private courtyard and ample space for a dining table or sofa. An inner hall then leads on past a useful walk in storage room and airing cupboard, to the second bedroom and a Jack & Jill shower room. There is under floor heating throughout the property and a Lutron lighting system.







Externally, the property enjoys a rarely available private garden, which can be accessed from the living room over a walkway bridge. Steps rise to a thoughtfully landscaped area of paving and ornamental slate chippings. A shaped terrace is the perfect space to enjoy al fresco dining whilst taking in uninterrupted views of the canal, which provides a delightful backdrop and raised beds provide a splash of colour. This property benefits from pedestrian access through the neighbouring garden, which leads to the parking area.

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.





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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.

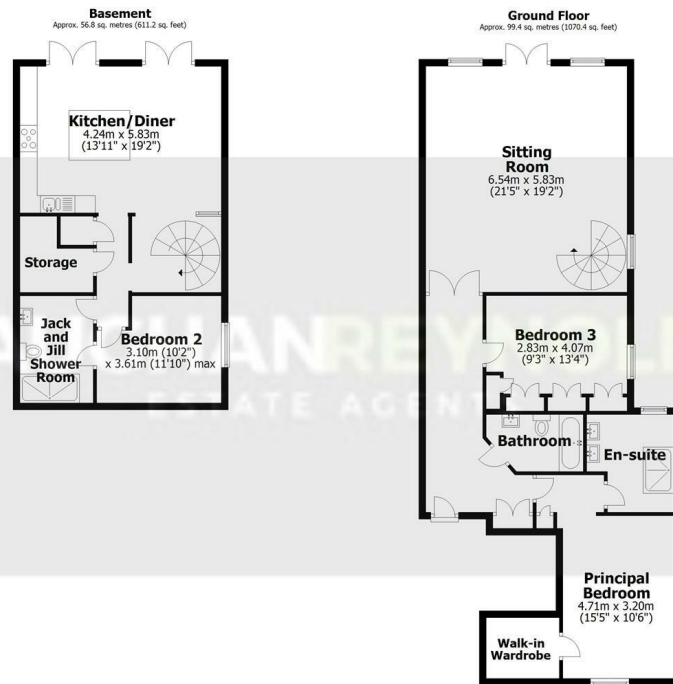
Tenure: Share of the freehold. 999 year headlease from 2008. Service Charge £480.00 per calendar month.

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

Local Authority: Stratford-upon-Avon, Council Tax Band G

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. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

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Total area: approx. 156.2 sq. metres (1681.6 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 based upon them. Plan produced using PlanIt360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

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