



**VAUGHANREYNOLDS**  
ESTATE AGENTS

4 Lysander Court Ely Street  
Stratford-Upon-Avon, CV37 6FL



## The Property

A uniquely positioned town centre property to take advantage of countless amenities and attractions. This modern townhouse forms part of Lysander Court, an exclusive gated development of similar homes. With deceptively spacious accommodation arranged over three floors. The property boasts a wealth of possibilities and provides the perfect turn key opportunity, having been let previously as short-term holiday lets. The property also has a proven track record of being a successful investment, so should appeal to both owner occupiers and investors.

On approach, you pass through remotely operated electric gates, into a pleasant, private courtyard where the subject property is located to the right with parking for a car to the front of the house. You are greeted by a reception hallway, ahead an internal door to the stairs leading to the upper floors. On the ground floor you will find a door to the kitchen/dining room which can comfortably accommodate a family size table and chairs. The kitchen is well equipped with a comprehensive range of storage and space for freestanding appliances. There is also a useful separate room with window to the front, that can be utilised as a study, utility, or store room.

To the first floor, a central landing provides access to the upper floor. On this first floor level is a large modern shower room and the principal reception room. This well-proportioned room is filled with natural light through two windows to the front and enjoys the benefit of a large freestanding entertainment unit to house TV, audio equipment and display/book shelves.

On the second floor there are two double bedrooms, the family bathroom and separate WC, helping to balance the generous living room and bedroom space.

Externally, there is no rear garden to the property, but an area to the front with a low-level storage cupboard and paved area that will accommodate one car.

## 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

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 Freehold with vacant possession upon completion of the purchase. 1/12th share of the courtyard ownership.

Estate Charge: There is a bi-annual charge of £620.71 which is a contribution towards the upkeep of the courtyard, electric gates and external window cleaning. This fee is payable quarterly.

Services: All mains services are understood to be connected to the property. Local Authority: Stratford-upon-Avon District Council Band F.

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 the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail [asfinser@aol.com](mailto:asfinser@aol.com).

## VAUGHAN REYNOLDS

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.





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Total area: approx. 104.8 sq. metres (1128.2 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 plus) A			
(81-91) B			85
(69-80) C		74	
(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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