



VAUGHANREYNOLDS
ESTATE AGENTS

5 Welcombe Grange, 9 Benson Road
Stratford-Upon-Avon, CV37 6UU



Property Description

Constructed in 2006 by a locally acclaimed, luxury house builder, this imposing block of seven apartments occupies a prominent position within an established leafy setting just moments from central Stratford. The high specification interior and thoughtful ergonomics help create a feeling of space and quality, which should appeal to a wider demographic of buyer. The property is also being offered with no upward chain.

Entering the building via a secure communal hallway, stairs and a lift provides access to the upper floors. A private inner hall with cloaks storage leads off to a generous living room, filled with natural light through two windows to front. It further benefits from a feature fireplace and recessed ceiling spot lights.

There is a separate study, which has windows to three sides, affording the perfect space for home working, or maybe as a hobbies room. The dining kitchen is well equipped with a comprehensive range of fitted storage with contrasting granite worksurfaces over and an array of branded, integrated appliances. There is ample space for a dining table and chairs, which will enjoy views through a Juliet balcony to the outside and communal gardens. A separate utility accompanies this room and is a useful working space.

There are two double bedrooms, both with fitted wardrobes and the main with a generous en-suite, comprising a bath, shower enclosure, wash hand basin and WC. A separate shower room services the other bedroom and guests.





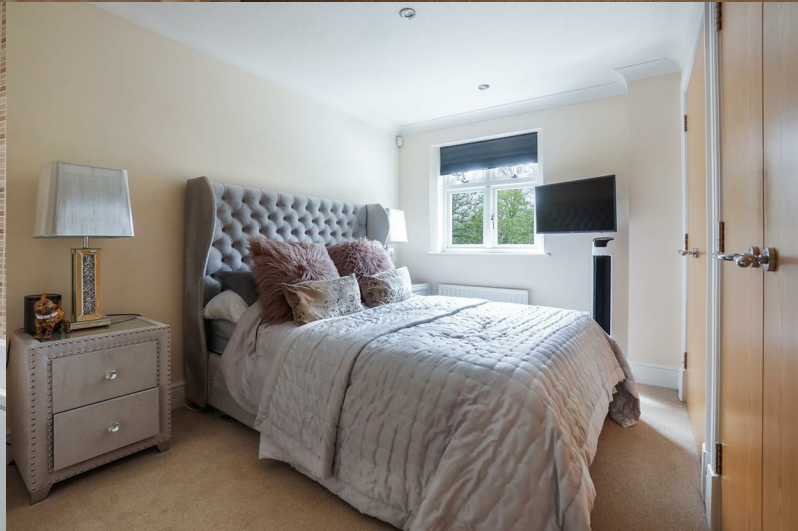


Externally, the property has full use of the beautifully landscaped gardens which surround the property, along with guest parking on the forecourt paved area. There is private undercroft parking for two cars, which is accessed through a remotely operated security gate, and a lockable storage cupboard.

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.

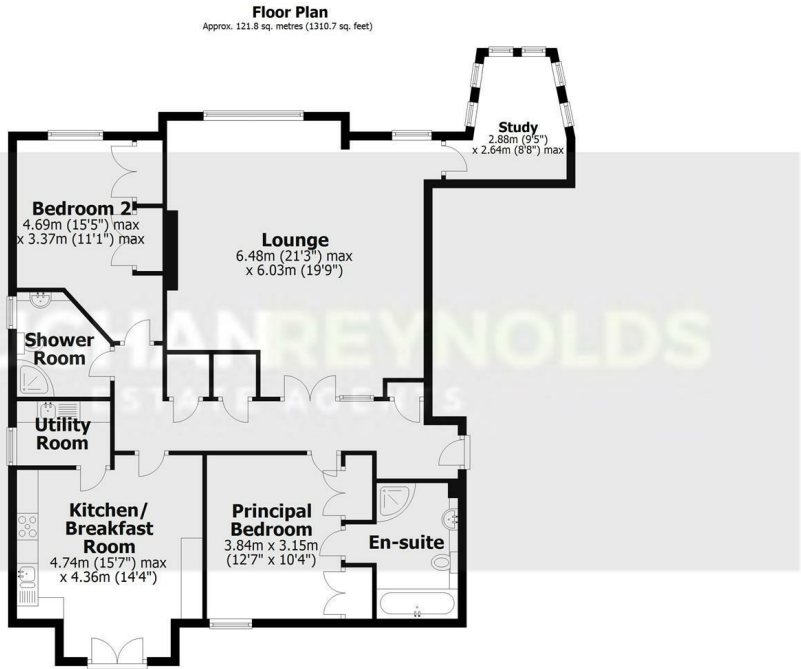
Tenure: 999 year lease from 2006 with a share of the freehold. Annual Service Charge approximately £3,600 per annum, payable bi-annually.

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

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

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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.



Total area: approx. 121.8 sq. metres (1310.7 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		82	83
(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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