



VAUGHANREYNOLDS
ESTATE AGENTS

6 Verona, Warwick Road
Stratford-Upon-Avon, CV37 6YE



The Property

Located within Warwick Court, a popular established development located within easy access of Stratford upon Avon town centre and its countless attractions and amenities. Having been thoughtfully remodelled in recent times, this perfectly proportioned home, boast a wealth of memorable features including an impressive open plan kitchen and living space with walk out balcony and Canalside views and a rare asset of an en-block single garage. Being offered with no upward chain, the internal accommodation in brief comprises

A communal hall with intercom point leads to the upper floors. The private inner hall is welcoming, and leads off to a useful storage cupboard with boiler and panel doors lead off. The main reception space is an open plan living room and kitchen, providing an increased versatility for day to day life. A generous seating area has access to a walk out balcony, with a breakfast bar dividing the space with a well equipped kitchen sitting beyond. There is ample storage, built in appliances and contrasting granite worksurfaces over.

The bathroom has been fitted with a modern white suite comprising a panel bath with shower over, low level WC, wash hand basin and complimentary tiles throughout.

The double bedroom has a large window to side and recessed ceiling spot lights.

Externally, the property benefits from access and use of the well maintained communal grounds and residents parking. There is also a single enblock garage which is ideal for storage.

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 Share of Freehold with vacant possession upon completion of the purchase. There is a headlease with approximately 935 years remaining and a service charge of approximately £1,400 per annum, payable bi-annually, which contributes towards the upkeep and maintenance of the building and communal grounds.

Services: Mains electric, water and drainage are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District 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.

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.

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 Share of Freehold with vacant possession upon completion of the purchase. There is a headlease with approximately 935 years remaining and a service charge of approximately £1,400 per annum, payable bi-annually, which contributes towards the upkeep and maintenance of the building and communal grounds.

Services: Mains electric, water and drainage are understood to be connected to the property.

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

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

6 Verona, Warwick Court, Warwick Road, Stratford-Upon-Avon



Approximate Gross Internal Area
Second Floor = 55.27 sq m / 595 sq ft
Garage = 11.61 sq m / 125 sq ft
Total Area = 66.88 sq m / 720 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

