

Date: 09 October 2023
Our reference: STR012240854

15 Lucys Mill, Mill Lane, Stratford-upon-Avon, CV37 6DE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £685,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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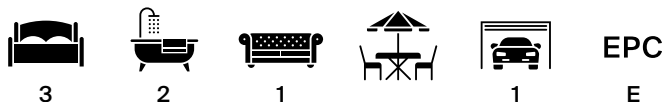
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15 Lucys Mill, Stratford-upon-Avon





A beautifully presented three bedroom property in a **highly regarded location**, with stunning views overlooking the River Avon.



Guide Price	Tenure	Local Authority	Council Tax
£710,000	Share of freehold	Stratford on Avon District Council	Band F



Distances

Stratford-upon-Avon town centre 0.5 mile, Railway station 0.9 mile, M40 (J15) 7 miles, Warwick town centre and Parkway Station 10 miles, Leamington Spa 12.5 miles, Chipping Campden 12 miles, Banbury 20 miles, Birmingham International Airport 23 miles
(All distances and time are approximate)

Situation

Internationally famous for being the birthplace of William Shakespeare and home of the Royal Shakespeare Company, Stratford-upon-Avon has an array of shopping and recreational facilities as well as quality restaurants, public houses and gastro pubs, all of which are just a short walk away from Lucys Mill whilst a footbridge 100 yards away leads to a beautiful riverside walk on the south side of the river. The new Shakespeare Marina is just a few minutes' walk from the property.

Stratford-upon-Avon has many leisure opportunities with boating, fishing and rowing, together with its links to the canal network. The town also has a selection of golf courses and a racecourse.

There is an excellent range of schooling in the town to suit most requirements including; The Croft Prep School, King Edward Grammar School for Boys and Shottery Grammar School for Girls. Warwick and Leamington Spa are also nearby and provide additional shopping and leisure opportunities.

For the commuter, the M40 is easily accessible and regular rail services run from both Stratford-upon-Avon and Warwick Parkway to Birmingham and London. Birmingham International Airport is also close by.

The property

15 Lucys Mill is an excellent three-bedroom apartment located on the first floor of this popular development and accessed via lift or communal stairs. This beautifully appointed apartment has accommodation totalling 1,260 sq ft and a welcoming entrance hallway has two sets of built-in cupboards.





A modern kitchen features plenty of fitted wall and base units with wood worktops, integrated Neff oven and combi-oven, induction hob with extractor, fridge, freezer and washing machine. There is also space and plumbing for a dishwasher. The drawing room is a lovely size and has a dual aspect, space for a dining table, wonderful river views and sliding doors which open onto the balcony which has seating for a small table and chairs.

A large principal bedroom suite features impressive river views, a wall of built-in cupboards and an en suite shower room. There are two further double bedrooms and a family bathroom. Bedroom three is currently used by the current owner as a study and overlooks the front of the development.

The apartment has a dedicated parking space within the secure car park which is situated on the ground floor of the building and there is additional parking in front of the building for visitors. The beautifully manicured communal gardens are regularly tended and there are a variety of outdoor spaces to enjoy overlooking the River Avon.

The apartments also benefit from six temporary moorings. The development has also had new internal doors fitted to each apartment, lifts are in the process of being replaced and the communal areas are being upgraded.



Services

Mains electricity, water and drainage are connected to the property. Electric heating.

Directions (CV37 6DE)

What3words: ///every.eagles.fonts

Terms

Tenure: Share of freehold. 999 years from 1 January 1974.

Mill Management (Stratford) Limited of whom the 20 apartment holders are shareholders

1/20th share of Freehold

Ground rent £1 per year

Service charge £4,264.20 plus £1,000 sinking fund (previously billed separately)

Note

It is stated in the lease that no pets are allowed.

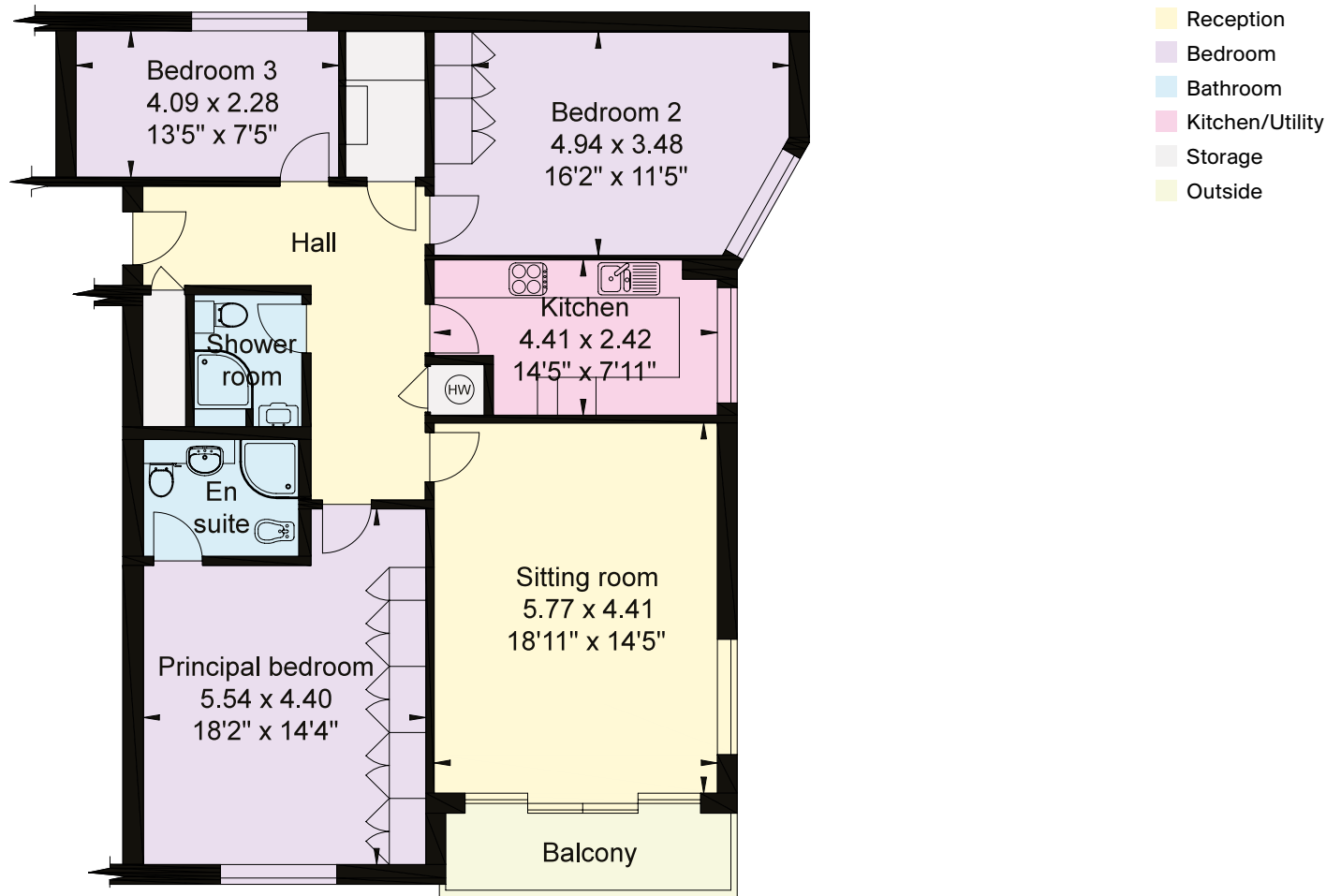
Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area
117 sq m (1,260 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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