

The Property

Peter Clarke



30 Avonside Avonside, Mill Lane, Stratford-upon-Avon, CV37 6BJ



30 Avonside, Stratford-upon-Avon



Approximate Gross Internal Area
First Floor = 72.32 sq m / 778 sq ft
Second Floor = 38.88 sq m / 419 sq ft
Garage = 17.97 sq m / 193 sq ft
Total Area = 129.17 sq m / 1390 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- Stunning spacious, light and airy duplex apartment with river views and large balcony
- Prestigious backwater setting close to the town centre and excellent facilities
- Garage, residents and visitors parking
- Extended lease
- Outstanding communal grounds
- Very close to the RSC, Swan Theatre and The Other Place



Guide Price £675,000

A stunning, spacious, light and airy three bedroom duplex luxury apartment in an established riverside setting, yet a short walk to the town centre and theatres. Spacious accommodation including main sitting room with full width balcony, leading to kitchen/dining room with access to balcony, residents parking and garage and the benefit of an extended lease. Delightful, beautifully kept communal grounds adjoining the River Avon.

Stratford upon Avon is internationally famous as the birthplace of William Shakespeare and home of the Royal Shakespeare Theatre, and also boasts fine restaurants, excellent recreational facilities including golf courses, the racecourse and the nearby North Cotswold hills. The Regency town of Leamington Spa is approximately twelve miles. The railway station is within walking distance and Warwick Parkway offers a direct link to Marylebone. Stratford is a lively town with social events, festivals and numerous markets, and has a strong local ambience associated with its special history.

Avonside is one of the town's most prestigious developments of luxury homes, enjoying a prime riverside setting in the town centre, adjacent to Holy Trinity Church and with a short walk to countless amenities including easy access to the Leisure Centre gym and swimming pool, close to The Greenway cycle footpath and the bridge club.

ACCOMMODATION

A communal front door to communal hall with stairs to first floor landing with front door to

PRIVATE ENTRANCE HALL

with wood effect floor.

SITTING ROOM

with wood effect floor, bespoke fireplace with electric remote controlled fire, double doors to large full width balcony with outstanding views over the communal gardens and to the River Avon, electric awning, double electrical socket and a cold water tap. The balcony in turn has a single door opening to the

REFITTED KITCHEN/DINING ROOM

with single bowl, single drainer sink unit with taps over and cupboards beneath, further cupboards and high gloss white work surfaces, four ring induction hob with circular extractor fan over, two corner carousel extendable units, Bosch built in oven, grill and microwave, Bosch built in fridge freezer, AEG dishwasher, Elica extractor unit, built in recycling units, under unit lighting.

FIRST FLOOR SPLIT LANDING

CLOAKROOM/UTILITY

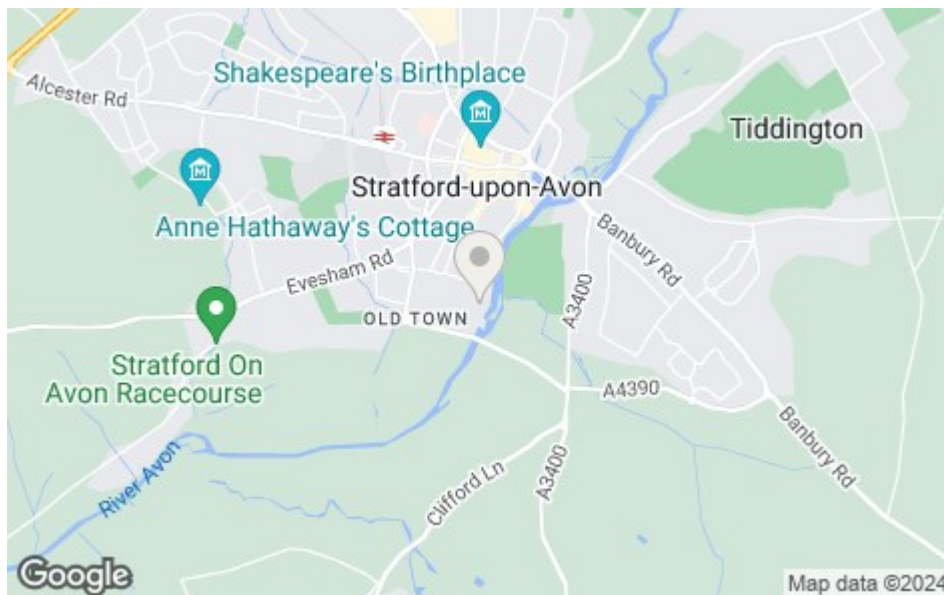
with wc and wash basin, plumbing for washing machine, space for dryer, chrome heated towel rail, dual energy radiator.

MAIN BEDROOM

with two velux windows with fitted blinds, folding doors to double built in wardrobes with shelf over and roof storage.







EN SUITE SHOWER ROOM

with wc, wash basin, shower cubicle, tiled splashbacks, tiled floor, ladder towel rail, downlighters, dual energy radiator.

SECOND FLOOR LANDING

with roof window, study area, downlighters, access to roof space.

BEDROOM TWO

with two roof windows, fitted blinds, two built in wardrobes.

EN SUITE BATHROOM

with wc, wash basin with storage unit, bath with shower screen, electric shower over, tiled splashbacks, downlighters, roof window, wood effect floor, ladder towel rail, dual energy radiator.

BEDROOM THREE/STUDY

with two roof windows, fitted blinds, access to boarded loft space.

OUTSIDE

There is stone gravelled parking space leading to

GARAGE

with electric door, power and light.

OUTSTANDING COMMUNAL GARDENS

being lawned with large mature trees, seating areas, ample visitors parking and pedestrian access to Mill Lane.

GENERAL INFORMATION

TENURE: Leasehold with an extended lease to 2172. There is a current maintenance charge of £2,482 pa, plus £293 pa for buildings insurance. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators provided by a combi-boiler.

AGENTS NOTES: 1). The property cannot be let and no pets are allowed.
2). Mooring may be available alongside the Avonside estate.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

