



Rookes Court
Brewery Street, Stratford upon Avon, Warwickshire, CV37 0TJ

A STUNNING TOP FLOOR APARTMENT FORMING PART OF A WELL ESTABLISHED QUALITY DEVELOPMENT AT THE TOP OF BREWERY STREET AND THEREFORE WITHIN A SHORT STROLL OF ALL TOWN CENTRE AMENITIES INCLUDING A WIDE RANGE OF SHOPS, CAFES AND RESTAURANTS IN ADDITION TO THE WORLD FAMOUS ROYAL SHAKESPEARE THEATRE. STRATFORD NOW BENEFITS FROM INCREASED RAIL LINKS TO LONDON AS WELL AS BIRMINGHAM AND THE M40 (WARWICK JUNCTION) IS A SHORT DRIVE AWAY.

THE APARTMENT ITSELF IS SIMPLY FABULOUS BEING OF PARTICULARLY GENEROUS PROPORTION AND BEAUTIFULLY APPOINTED THROUGHOUT AND WILL BE OF PARTICULAR INTEREST TO BUYERS LOOKING FOR CONVENIENT, SPACIOUS TOWN CENTRE LIVING. THE ACCOMMODATION BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING AND HAS THE UNUSUAL ADVANTAGE OF A LARGE DOUBLE GARAGE. FURTHERMORE, THE ATTIC HAS BEEN CONVERTED TO A STUDY AND 2 FURTHER ROOMS PROVIDING PLENTY OF EASILY ACCESSED STORAGE SPACE.

The accommodation comprises:

Communal Hall

With entry phone system.

Reception Hall

Panelled front door, radiator, video entry phone, walk in cloak cupboard providing excellent storage, inset ceiling lights and panelled doors off to: -

Spacious Living Room 16' 8" x 26' 2" (5.08m x 7.97m)

A stunning room providing truly spacious living space with Juliette balcony and two double glazed Velux roof windows allowing plenty of light in, power points, T.V. point, radiator and two ceiling light points.

Kitchen 7' 9" x 13' 7" (2.36m x 4.14m)

Having been re-fitted with a range of contemporary style base cupboards and wall cupboards over. Inset single drainer sink unit, built in double oven, four ring gas hob and extractor hood over. Integrated dishwasher, fridge, freezer and automatic washing machine. Double glazed Velux roof window, power points, under cupboard lighting and inset ceiling lights.

Master Bedroom 18' 3" x 10' 8" max 8' 11" min (5.56m x 3.25m)

Fitted wardrobes with sliding mirror doors, power points, double glazed Velux roof window, radiator and ceiling light point.



EnSuite 9' 10" x 4' 0" (2.99m x 1.22m)

White suite incorporating shower enclosure, pedestal wash basin and low flush W.C. Tiled splash backs, double glazed Velux roof window and heated towel rail.

Inner Hall

Power point, double glazed sliding door out to small roof terrace and paddle stairs up to attic.

Guest Bedroom/Dining Room 11' 6" x 13' 9" (3.50m x 4.19m)

Double glazed Velux roof window, Juliette balcony, power points, radiator and ceiling light point.

Bathroom 9' 3" x 5' 10" max 4' 7" min (2.82m x 1.78m)

White suite comprising corner bath with shower above, circular wash basin with vanity cupboard under and low flush W.C. Heated towel rail, fully tiled, extractor vent and inset ceiling lights.

Attic Rooms

Large Landing

With double glazed Velux roof window, power points, radiator and access to under eaves storage space.

Study 9' 8" max x 13' 4" (2.94m x 4.06m)

Double glazed Velux roof window, power points, radiator and ceiling light point.

Attic Room 9' 8" max x 14' 8" (2.94m x 4.47m)

Built in cupboards, power points, double glazed Velux roof window, radiator and ceiling light point.

Garage 34' 6" x 10' 1" (10.51m x 3.07m)

Electric up and over door, power and light.

Services

We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

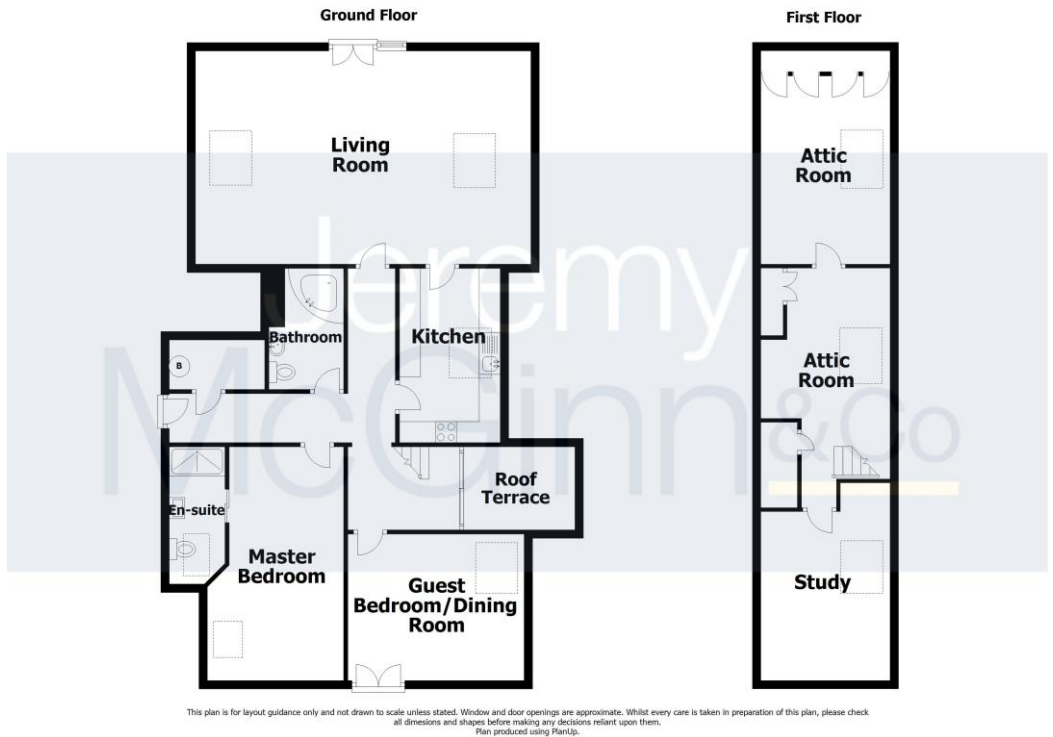
Tenure

We understand that the property is Freehold with a Maintenance charge of £212.88 per month paid half yearly. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

Local Authority

Stratford on Avon DC – Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	77	77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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JPM Homes Limited trading as Jeremy & Co, Company No: 6748136

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