



STRATFORD-UPON-AVON, CV37
£2,350 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Stratford-upon-Avon, CV37

£2,350 Per Month
Unfurnished

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- First floor apartment, - Two parking spaces, - Two bedrooms, - Mature communal gardens, - Desirable location, - Separate office/study room, - EPC: B, - Council tax band: F

Council Tax

Council Tax Band F

Hamptons

4-5 Union Street
Stratford-upon-Avon, Warwickshire, CV37 6QT
01789 292 394
stratforduponavonlettings@hamptons.co.uk
www.hamptons.co.uk

{ A SMART FIRST FLOOR APARTMENT WITH UNDERGROUND PARKING. EPC: B

The Property

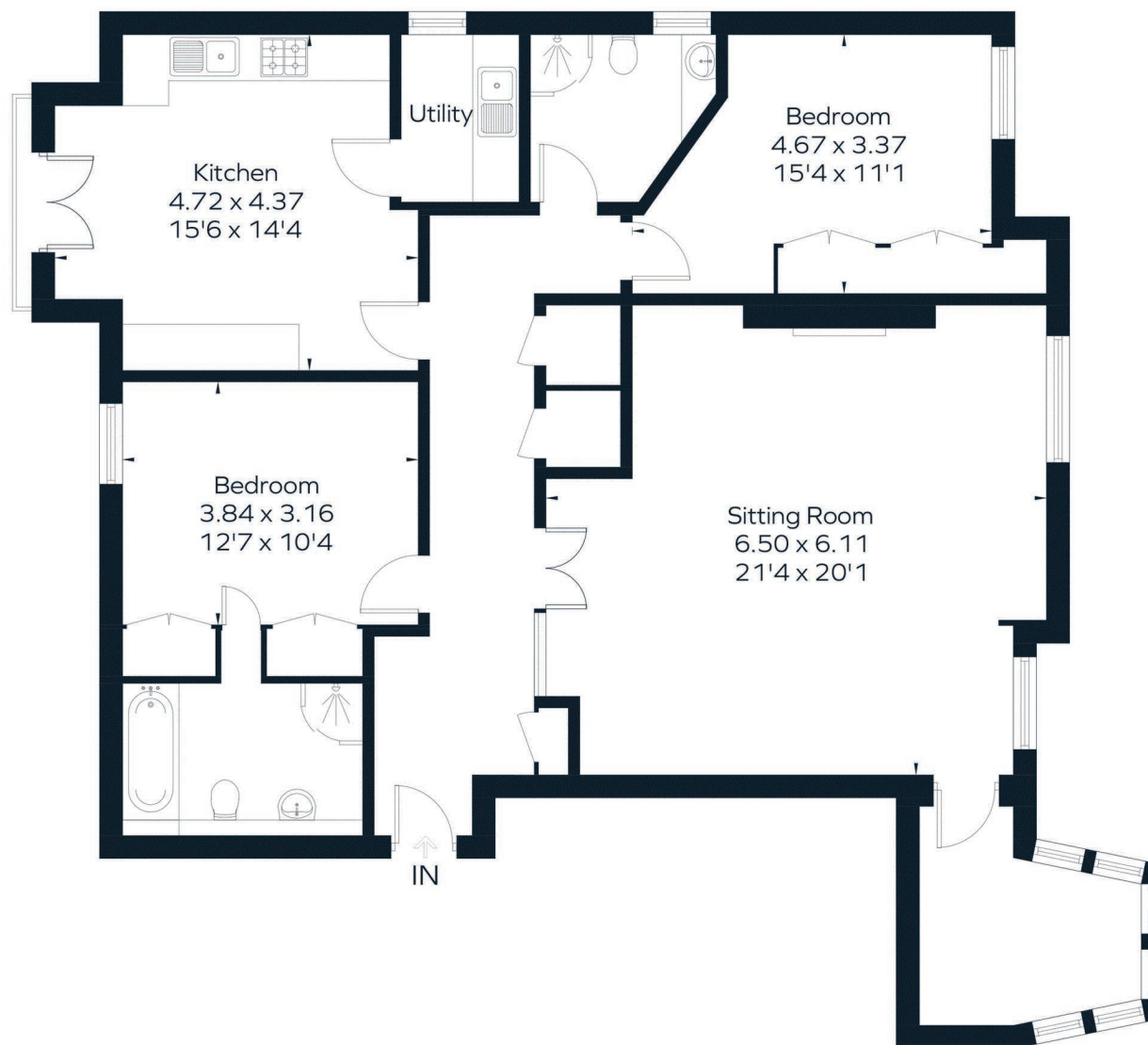
Welcombe Grange, constructed to a high standard in 2006, occupies a prominent position within an established setting just moments from central Stratford. Secure communal hallway with stairs and a lift provides access to the upper floors. A private inner hall with cloaks storage leads off to a generous 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 room and separate utility 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. There are two double bedrooms, both with fitted wardrobes and the principal 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.

Outside

Externally, the property has full use of the beautifully landscaped communal 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.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72820

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	85-92		
Band B	81-84		
Band C	77-80		
Band D	73-76		
Band E	69-72		
Band F	65-68		
Band G	55-64	82	83

EU Directive 2002/91/EC
England & Wales

