



Swans Nest Lane,
Stratford-upon-Avon, CV37 7LS

Jeremy
McGinn & Co

Available at Guide Price £725,000



Avon Heights is a bespoke gated development, constructed by local developers Castle Homes of Warwick and nestled on the east bank of the Avon off Swans Nest Lane, offering easy access to the town centre with the many restaurants, bars and of course the Royal Shakespeare Theatre, yet offers a quiet and secluded position.

Apartment One offers a luxury ground floor apartment, with modern open-plan living, contemporary design, comfort and security with all the latest modern conveniences.

The apartment is entered via the communal entry hall, into a spacious inner hallway with all rooms off. The Kitchen Living Dining Room, located at the end of the hallway, offers a most delightful open-plan space. With Manor Interiors contemporary handleless fitted kitchen, integrated lighting, Silestone quartz stone countertops, combined boiling water tap, Bosch integrated appliances, XL induction hob and warming drawer, Caple wine cooler, fridge/freezer and dishwasher. The living space benefits from a full-width sliding door, opening up on to the apartments private landscaped terrace garden; making a fabulous space for entertaining and enjoying.

The two bedrooms have both been thoughtfully designed for both style and comfort, both benefitting from fitted wardrobe storage. The bathroom and en-suite offer large walk-in rain showers, modern Crosswater sanitary ware and heated towel rails, with ceramic floor and wall tiles.



Externally, the property completes complete with an allocated parking space, with EV charging point, within the carport. There is also a visitor parking space available (on a FCFS basis).

Additional features include:

- 10 year AEDIS build warranty (from 2020)
- Efficient & comfortable under floor heating
- Smart connected, multi-room thermostatic controls
- Remote control electric entry gate
- Video-phone intercom system
- Communal cycle store

We understand the property to for sale with a Share of Freehold on a 999 year Lease from 1st July 2020.

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.







Tax Band:

Council: Stratford District Council

Tenure: Leasehold - Share of Freehold

Money Laundering Regulations – Identification Checks

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. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

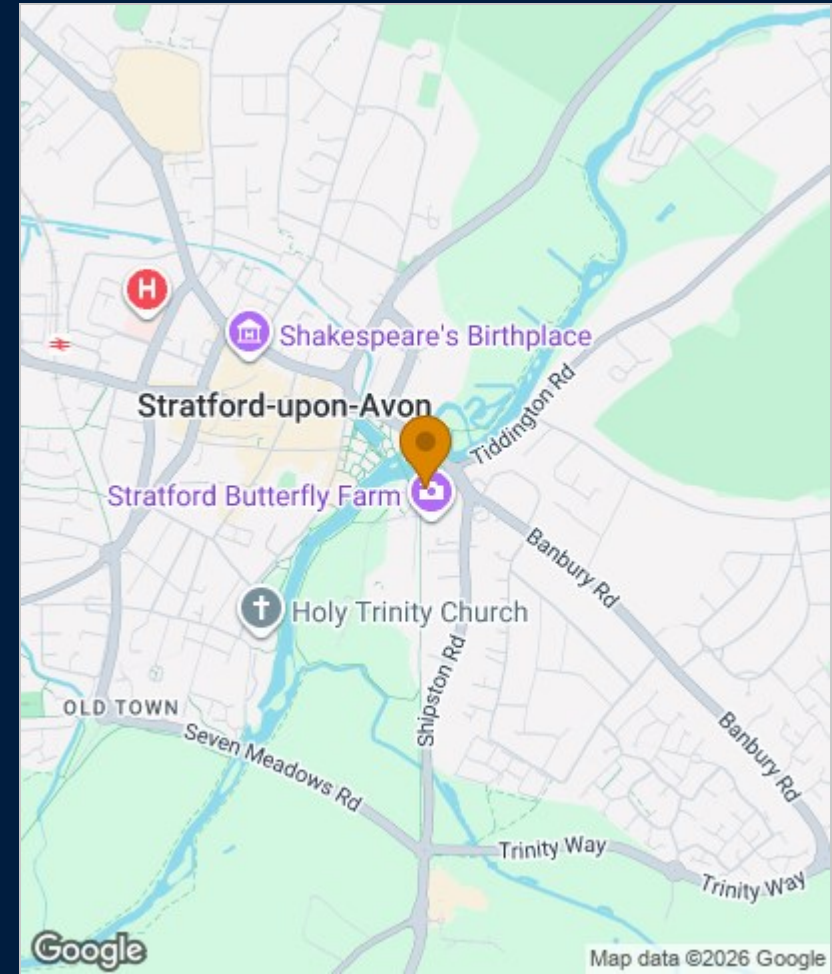
Please note that this fee is non-refundable under any circumstances.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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