

**ehB**  
RESIDENTIAL

Your Property - Our Business



18, Drayton Close, Stratford-Upon-Avon

£895 PCM



ehB are proud to offer this modern purpose built apartment nestled in the charming town of, Stratford-Upon-Avon. This delightful two-bedroom apartment offers a perfect blend of comfort and convenience. Ideal for those seeking a tranquil yet vibrant community in the town renowned for its rich history and cultural heritage. Including Lounge, kitchen and bathroom.

Stratford-Upon-Avon also boasts a variety of local amenities, including shops, restaurants, and picturesque parks. The town's excellent transport links make it easy to explore the surrounding areas.

Available mid June 2026

Energy Rating - D

Stratford upon Avon Council Tax Band - B

Holding Deposit - £206

Deposit - £1032

#### Entrance Hall

Double glazed front door. Smoke detector. Entryphone system.

#### Sitting / Dining Room

15'0" x 15'0" max 12'3" min (4.56 x 4.58 max 3.74 min)

Two radiators. Two double glazed windows providing views over an open green. Storage cupboard housing the Ideal gas fired combination central heating boiler. Timer and thermostat. Telephone point. TV aerial point.

#### Kitchen

10'4" x 6'1" (3.15 x 1.86)

Well fitted with a modern range of units. Built-in oven, glass hob and stainless steel chimney cooker hood over. Fridge freezer. Washing machine. Double glazed window.

#### Inner Hall

Smoke detector.

#### Bedroom 1

12'3" x 8'11" (3.73 x 2.73)

Radiator. Double glazed windows to tow aspects.

#### Bedroom 2

15'0" x 8'11" (4.57 x 2.73)

Radiator. Double glazed window.

#### Bathroom

White suite. Bath with thermostatic shower over. Pedestal wash hand basin. Close coupled w.c. Double glazed window. Extractor fan. Tiled floor. Radiator.

#### Outside

Communal clothes drying area. Private lockable brick built store suitable for bicycles etc

#### General information

SERVICES: All mains services are connected to the property. COUNCIL TAX: Straford District Council Tax Band 'B' £1593.37 2022/23 VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, or e-mail sales@donaldcarter.co.uk. who will be pleased to make appointments for interested applicants to view.

#### Tenancy Application Information

Tenant Refundable Holding Deposit will be equal to 1 week's rent (calculated by multiplying the monthly rent by 12 and then dividing by 52). This amount can be used as part payment of the tenancy deposit should the application proceed.

This Refundable Holding Deposit can legally be retained if the tenant provides false or misleading information, if they fail a Right to Rent Check, if the tenants(s) withdraw from the proposed agreement (decide not to let for whatever reason) or fail to take all reasonable steps to enter an agreement (ie: responding to reasonable requests for information required to progress the agreement) when the agent has done so.

Tenancy Deposit: Capped at 5 week's rent where the annual rent is less than £50,000 or six weeks rent where the total annual rent is £50,000 or above.



Tenancy Deposit will be five weeks rent (calculated by multiplying the rent by 12, dividing by 52 and then multiplying by 5).

Please contact us should you require any further clarification.

Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.

Payments associated with early termination of the tenancy, when requested by the tenant

During the tenancy if permitted and applicable

Utilities – gas, electricity, water and sewerage

Communications – telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, for breaches of contract or under the relevant legislation including contractual damages. These include reasonable costs or losses incurred for loss of keys, security devices and changes to the tenancy agreement or early termination, if the Landlord agrees they can be made, up to the permitted limits.

Tenant Protection

Donald Carter & Partners is a member of Propertymark client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.

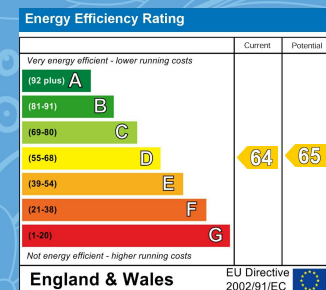
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- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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CV34 4EL

☎ 01926 499540 🌐 [ehbresidential.com](http://ehbresidential.com)



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN