



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Flat 2, Adrians Court  
39-41 Maidenhead Road  
Stratford-Upon-Avon, CV37 6XX



## The Property

Set within an established leafy development on the highly sought-after fringe of town, Flat 2, Adrian's Court offers an excellent opportunity to acquire a well-positioned ground floor apartment in one of Stratford-upon-Avon's prime residential locations.

Ideally suited as a main residence, second home or investment purchase, the property is offered for sale with no upward chain and enjoys the perfect balance of peaceful surroundings and everyday convenience. The beautiful Welcombe Hills are just a short stroll away, while Stratford's extensive range of shops, cafés, restaurants and local amenities are all within easy reach.

The apartment is accessed via a secure communal entrance hall with intercom entry system, leading to a private inner hallway complete with useful cloaks cupboard and panelled doors throughout. The spacious lounge/dining room provides an inviting living space, featuring a pleasant outlook over the communal grounds and direct access to the practical fitted kitchen.

There are two bedrooms, both benefiting from fitted storage, together with a bathroom comprising bath, WC and wash hand basin.

Further advantages include an en-bloc single garage and access to communal residents' parking available on a first come, first served basis.





### A Wonderful Stratford-upon-Avon Location

Positioned on the desirable Maidenhead Road, Adrian's Court enjoys easy access to the historic town centre, renowned for its culture, riverside walks and excellent amenities, while also offering immediate access to open green spaces and countryside walks nearby.

### The 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.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase. There are 155 years remaining on the lease.

Service Charge: £135 per month

Services: Electric, water and drainage are understood to be connected to the property. Heating is Electric storage.

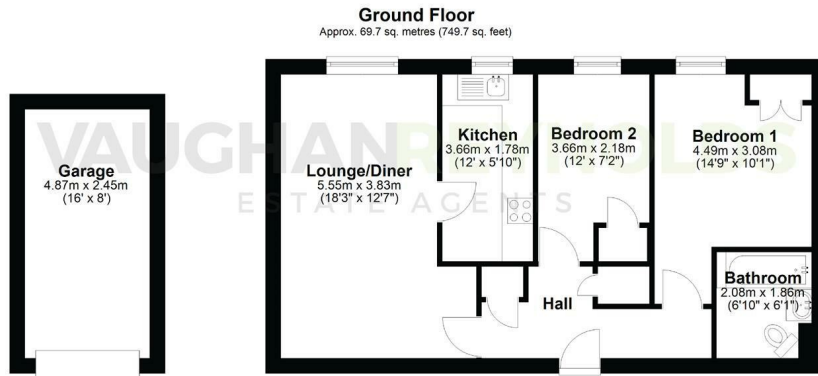
Local Authority: Stratford, Council Tax Band C

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Total area: approx. 69.7 sq. metres (749.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		58	76
	EU Directive 2002/91/EC		