



VAUGHANREYNOLDS
ESTATE AGENTS

4 Olivers Lock
Payton Street, Stratford-Upon-Avon, CV37 6PS



The Property

Situated in a prime, edge of town location, ideally positioned to take advantage of the countless attractions and amenities accessible on foot, this luxury ground floor apartment boast a generous level of accommodation throughout. It is beautifully presented, affording a turn key opportunity for a discerning buyer to take immediate occupation with no onward chain.

Entering through a secure communal hall, into a private inner hall, there is a generous through lounge and dining room and a fully equipped kitchen. The property has two good size bedrooms, bedroom 1 has an en-suite shower room, there is also a family bathroom.

Oliver's Lock was constructed in 2001 by Temple Oak Limited and is widely regarded as one of the premium developments in Stratford-upon-Avon and opportunities to purchase are rare

Internal viewing is recommended to appreciate the standard and scale of accommodation on offer

Access to the development provided off Payton Street and Warwick Road through remotely operated electric gates. Residents and guest parking is provided on a designated basis and there are beautifully maintained gardens overlooking the canal.





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. 125 years from 2001.

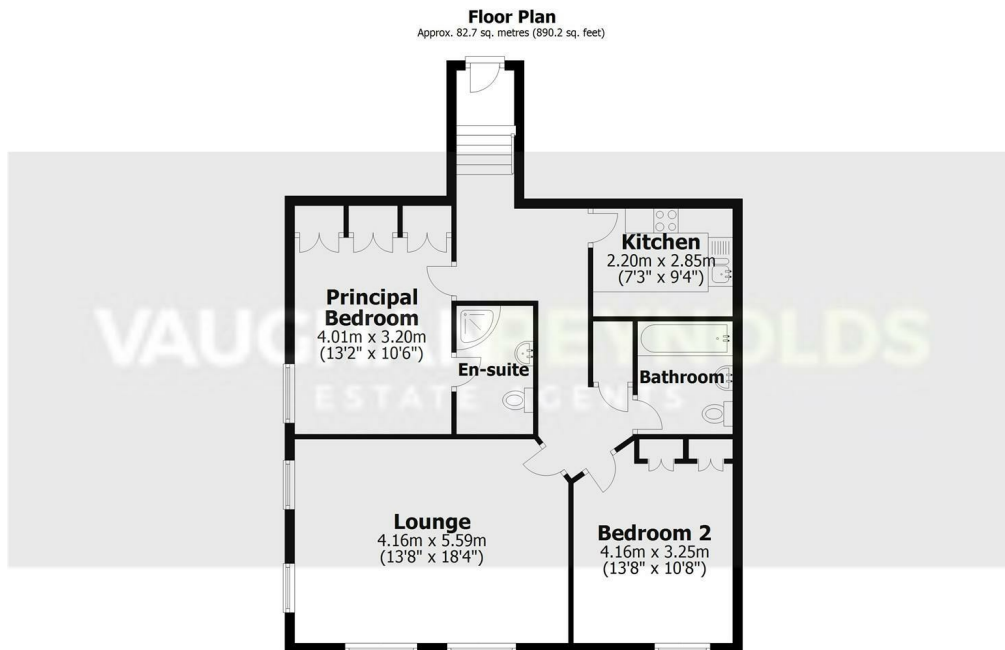
Charges: A service charge is levied in respect of a contribution towards the cost of maintaining the building, heating, lighting and cleaning of the common areas, gardens and window cleaning etc., which is understood presently amounts to a sum in the region of £2,200 per annum, payable monthly. Annual Ground rent is £100.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band D

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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

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