



**Connells**

Swan Court Banbury Road  
Stratford-Upon-Avon



## Property Description

A wonderful one bedroom retirement apartment for the over 55's in the beautiful and centrally located Swan Court development. The apartment comprises double bedrooms situated on the ground floor, a great sized lounge, bathroom, kitchen and a communal lounge area and garden

### Entrance Hall

### Lounge/Diner

L-shaped lounge/diner with fireplace and double patio doors.

### Kitchen

8' 11" x 5' 8" ( 2.72m x 1.73m )

A range of wall and base units including roll-edge work surfaces incorporating a stainless steel sink and drainer unit. Integrated is an electric four ring hob and oven. Space for a fridge and freezer.

### Bedroom

12' 7" x 8' 9" ( 3.84m x 2.67m )

A generous double bedroom with ample storage and space.

### Bathroom

7' 2" x 8' 10" ( 2.18m x 2.69m )

A well maintained white suite allowing a low level w.c, wash hand basin and bathr.

### Location

Stratford upon Avon is a thriving market town offering excellent shopping, social and recreational facilities. Stratford upon Avon is internationally famous both as the birth place and home of the Shakespeare. The historic market town is renowned for its general architecture and fine half-timbered buildings and today is a centre for rural Warwickshire. Homing the world famous Royal Shakespeare Company Theatres, the acclaimed Waterside Area by the riverside walks and canal basin. Also the nearby beautiful Holy Trinity Church, the baptismal and final resting place of Shakespeare. It offers a choice of shopping, social, educational and recreational amenities in an attractive setting and in addition, allows easy access to many important centres via train services and the road network with access to the M40 connecting to the Midlands conurbation, London and the South.

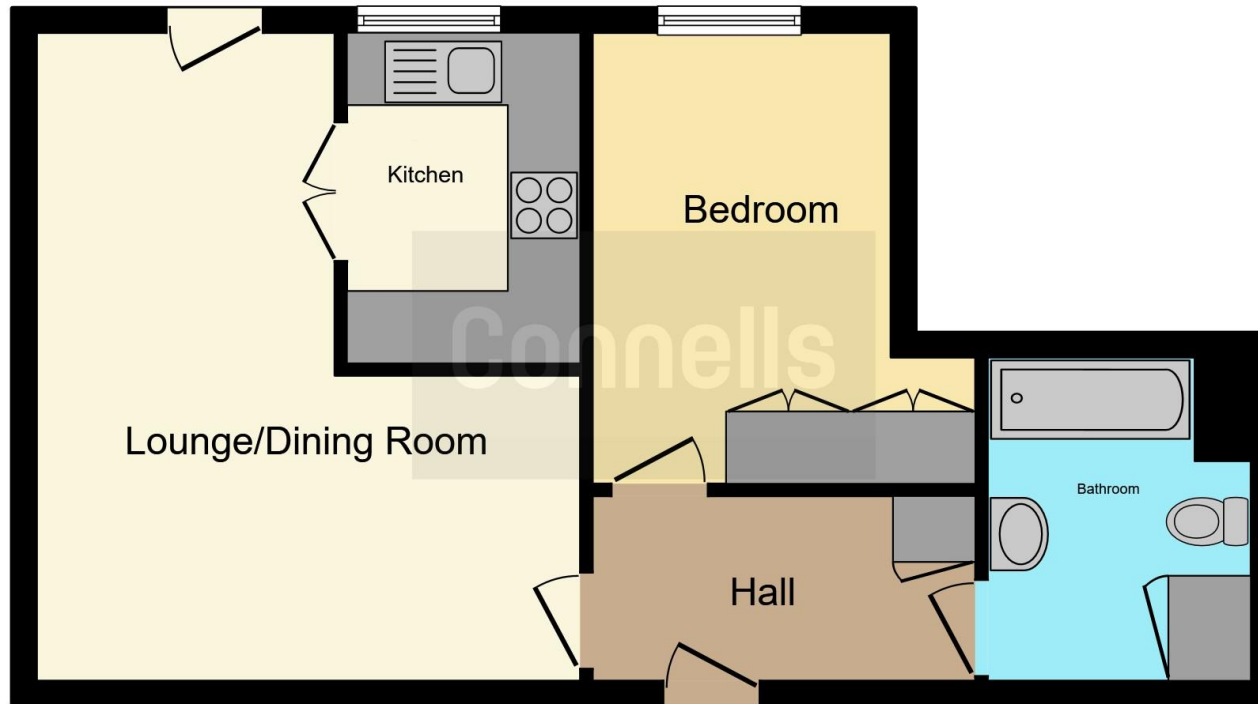
### Communal Laundry Room

A very useful communal laundry room consisting of washing machine and dryers. The cost for using these facilities is included in the ground rent.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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11B Meer Street  
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STR107780](http://connells.co.uk/Property/STR107780)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Nov 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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