



VAUGHANREYNOLDS
ESTATE AGENTS

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



The Property

Positioned within one of Stratford-upon-Avon's most sought-after private developments, this elegant ground floor apartment enjoys a truly enviable canal-side location. Combining tranquillity with convenience, the property offers easy access to the town centre, renowned amenities, and picturesque riverside walks—perfect for those seeking both lifestyle and location.

Designed to appeal to the discerning buyer, this superb apartment benefits from a desirable west-facing orientation, allowing natural light to pour into the principal rooms throughout the day. The result is a bright, welcoming home with a calm and airy atmosphere.

Set behind secure gated access, Oliver's Lock boasts beautifully maintained communal grounds and allocated resident parking, with this apartment benefitting from its own dedicated space. Entry is via a secure intercom system, leading into a private inner hall that sets the tone for the accommodation beyond.

A short set of steps leads to an inner lobby, complete with useful storage cupboards, including a cloaks cupboard and separate boiler cupboard.

The sitting/dining room is a particularly impressive space—generous in size and versatile in use. Featuring attractive wood flooring and dual-aspect windows, it offers both comfort and style, ideal for relaxing or entertaining.

Recently refitted, the kitchen showcases a contemporary yet timeless design. Finished in a crisp white palette with shaker-style cabinetry and substantial square-edge worktops, it is both elegant and practical. Fully integrated appliances include: Fridge & freezer, Dishwasher, Oven & microwave, Induction hob with extractor.





The apartment offers two well-proportioned double bedrooms, both benefitting from built-in storage. The principal bedroom features a private en-suite shower room. A separate main bathroom serves the second bedroom and guests alike

Beautifully presented throughout, this home has been carefully maintained and is offered with no onward chain, making it an ideal choice for a smooth and straightforward purchase.

A rare opportunity to acquire a stylish, light-filled apartment in a prestigious canal-side development—perfect as a permanent residence, lock-up-and-leave, or investment in the heart of Stratford-upon-Avon.

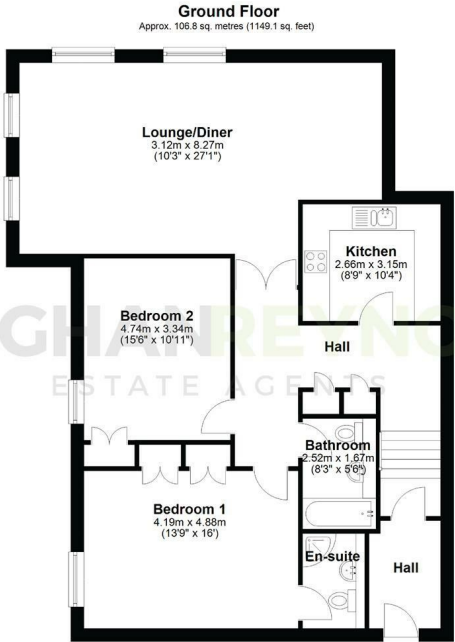
The Location

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



Total area: approx. 106.8 sq. metres (1149.1 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.

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.

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 of £2,744 per annum. Annual Ground rent is £100.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase. 125 years lease from 2001.

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

Local Authority: Stratford, Council Tax Band E

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	