



**VAUGHANREYNOLDS**  
ESTATE AGENTS

6 Avonbank Paddocks, Southern Lane  
Stratford-Upon-Avon, CV37 6BH



## The Property

Occupying a prime position within the prestigious Avonbank Paddocks development, this superior duplex apartment offers an outstanding combination of generous living space, riverside surroundings and effortless access to the town's world-famous cultural attractions. Set within an established collection of high-quality apartments arranged around a beautifully maintained central courtyard, the property enjoys a particularly enviable aspect overlooking the riverside gardens and picturesque walkway linking Holy Trinity Church with Bancroft Gardens.

From the raised balcony, delightful glimpses of the River Avon can be enjoyed, while Stratford-upon-Avon's vibrant town centre is just a short stroll away. An array of independent shops, cafés, restaurants and everyday amenities are all within easy reach, together with the internationally renowned Royal Shakespeare Theatre. Appealing to purchasers of all ages, this impressive home combines convenience, comfort and a highly sought-after location.

Extending to over 1,800 sq ft of accommodation, the apartment is further enhanced by the advantage of no upward chain, allowing for a smooth and straightforward move.

Accessed via a secure communal entrance hall with intercom entry system, stairs lead to the first floor and into a welcoming private reception hall. From here, doors lead to a well-appointed kitchen, a contemporary shower room and a versatile bedroom, ideal for guests, home working or a range of alternative uses.

The true heart of the home is the magnificent open-plan living and dining room. Bathed in natural light from multiple windows and French doors, this impressive space offers exceptional proportions for both entertaining and everyday living. The French doors open onto a walk-out balcony, creating a valuable outdoor retreat from which to relax and enjoy the attractive surroundings. With ample room for both formal dining and comfortable seating areas, this is a space designed to be enjoyed.

There is a further room, that is currently utilised as a formal dining room but again could serve as a bedroom or alternative.







A staircase rises to the upper floor, where a spacious landing provides access to a second bedroom, currently utilised as a study, together with a superb principal bedroom suite. This elegant retreat benefits from an en-suite shower room, a generous walk-in wardrobe and an adjoining storage room, offering excellent flexibility and potential for a variety of uses.

Outside, the property also benefits from a single en-bloc garage with a private parking space positioned directly in front, adding further practicality to this outstanding home.

A rare opportunity to acquire a substantial duplex apartment in a prestigious riverside development, offering spacious accommodation, excellent amenities on the doorstep and the very best of Stratford-upon-Avon living.

### 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.





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# 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. N.B. Some of the images used may have been enhanced using CGI.

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: Leasehold - 99 years from September 1990 (approximately 63 years remaining). Annual service charge - £2,300. Ground rent - £250pa. The property is being sold with vacant possession upon completion of the purchase.

The property can be utilised as a primary or secondary residence but cannot be let on a short or long term lease. No pets are allowed.

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

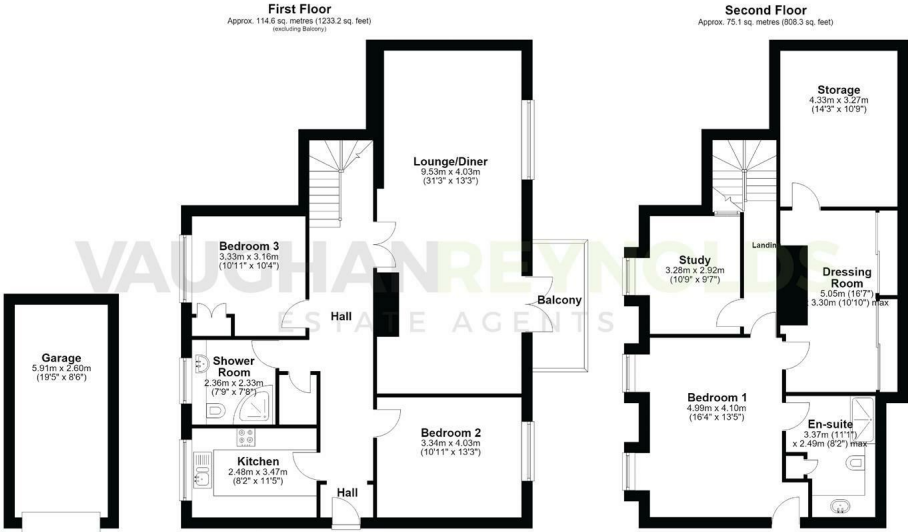
Local Authority: Stratford Council Tax Band G

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 produced in good faith and set out as a general guide only. The vendor does not make or give, and neither



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Total area: approx. 189.7 sq. metres (2041.4 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>	<b>83</b>	<b>83</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>	EU Directive 2002/91/EC	