



**VAUGHANREYNOLDS**  
ESTATE AGENTS

46 Swan Court  
Banbury Road, Stratford-Upon-Avon, CV37 7HG



## The Property

Situated within the sought-after Swan Court development, this well-presented second-floor apartment offers a fantastic opportunity for independent living in the heart of Stratford-upon-Avon. Exclusively for residents aged over 55, the apartment benefits from elevated views over the beautifully maintained communal gardens and is just a short walk from the town centre, river, restaurants and theatres.

Swan Court is a well-regarded development, offering a selection of one- and two-bedroom apartments alongside a range of communal facilities, including a communal lounge, laundry room, and landscaped gardens. Residents also benefit from ample parking at the front of the property.

This apartment features a welcoming entrance hall with generous storage, leading to the living/dining room, bedroom, and bathroom. The living/dining room is a bright and comfortable space, offering ample room for both seating and dining, with windows framing views of the communal gardens to the rear. The adjacent kitchen is well-appointed, with a range of fitted units.



The spacious double bedroom comes with built-in mirrored wardrobes, ensuring practicality and comfort. The bathroom is well-equipped with a walk-in bath with shower over, basin, and WC. For peace of mind, the apartment is fitted with emergency pull cords throughout.



### Communal Gardens & Location

Residents can enjoy the tranquil communal gardens, which feature mature trees, well-kept lawns, and seating areas, providing a peaceful outdoor retreat. The secure, gated development offers both privacy and convenience.

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 with 96 years remaining.

Services: Electricity, mains water and drainage services are understood to be connected to the property. There is a service charge of £3,624 per year, and Ground Rent £520 per year. Residents must be 55 years or over.

Local Authority: Stratford, Council Tax Band D

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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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### Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 44.5 sq. metres (478.5 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) A			
(81-91) B			
(69-80) C		79	83
(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		