



**VAUGHANREYNOLDS**  
ESTATE AGENTS

18 Hertford Road  
Stratford-Upon-Avon, CV37 9AN



## The Property

Tucked away in a leafy setting on the fringe of Stratford-upon-Avon town centre, this purpose-built ground floor apartment presents an excellent opportunity for both homeowners and investors alike. Perfectly positioned to enjoy easy access to the town's renowned attractions, independent cafés, restaurants and everyday amenities, the property combines convenience with a peaceful residential setting.

Offered for sale with no onward chain, the apartment enjoys spacious and well-balanced accommodation throughout. A private entrance hall welcomes you into the home and leads through to a generous living room, where two front-facing windows allow plenty of natural light to pour in, creating an inviting space for both relaxing and dining.

The kitchen is fitted with a range of units providing ample storage and preparation space, complemented by an integrated oven, hob and extractor, together with space for a washing machine. A useful adjoining cupboard offers additional practicality and storage.

An inner hallway, also benefiting from built-in storage, leads to two well-proportioned bedrooms and a modern bathroom fitted with a stylish white suite and complementary tiling.

Externally, residents can enjoy a shared courtyard garden along with the added benefit of individual storage cupboards. Combining a desirable location with comfortable accommodation and excellent potential, this attractive apartment is perfectly suited as a first home, downsizing opportunity or buy-to-let investment.





## 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.

N.B. For the purposes of the brochure some of the furniture in the rooms are computer generated images.

Tenure: The property is Leasehold 87 years unexpired term £1,172.88 per annum service charge, paid quarterly. Ground rent £10 per annum.

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

Local Authority: Stratford, Council Tax Band B

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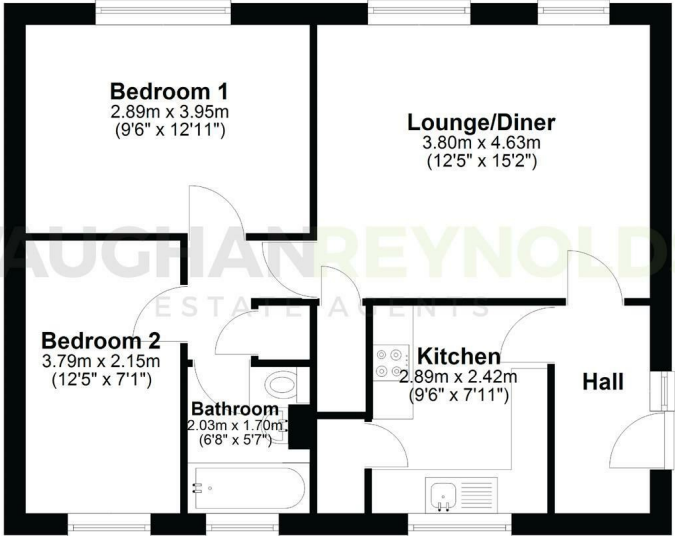
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### Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 58.8 sq. metres (633.4 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	
(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		