



**VAUGHANREYNOLDS**  
ESTATE AGENTS

1 Verona, Warwick Court  
Warwick Road, Stratford-upon-Avon, CV37 6YE





## The Property

No. 1 Verona is located within Warwick Court, a purpose built development of apartments located within easy access of Stratford-upon Avon town centre. Its canal side setting and mature communal grounds create a delightful environment, and this particular apartment boasts direct access to the gardens.

Internal viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which is being offered with no upward chain and in brief comprises. A private entrance hall with 2 cloak cupboards and engineered flooring provides a central access point for all of the rooms.

The lounge is a great size, is filled with natural light and enjoys both a feature fireplace and French doors to an enclosed garden.

The kitchen is well equipped with a comprehensive range of storage, with solid oak doors and contrasting worksurfaces over. There is an integrated oven, 4 ring electric hob with extractor over and space for a washing machine.

A modern shower room services two bedrooms, with the principal bedroom boasting impressive proportions and a direct access to the gardens. Due to the sheer scale of accommodation, the apartment does lend itself well to be changed round if required, switching the lounge and master bedrooms should the new owners prefer the alternative layout.

Externally, there are delightful mature grounds that surround the development, which are laid mainly to lawn with interspersed trees, shrubs and plants throughout. This apartment also benefits from having direct access to an enclosed area to side, with canal views. Although part of the wider communal spaces, the discreet positioning does provide a heightened degree of privacy and usage for this apartment. Residence parking is provided throughout the development and there is a single en-bloc garage included within the sale.







## 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.





## Floor Plan

Approx. 76.2 sq. metres (820.4 sq. feet)



Total area: approx. 76.2 sq. metres (820.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## 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 and a **share of the freehold**. 999 year head lease from 1961. Service charge approximately £1,500 per annum, payable bi annually.

Services: Mains electric, water and drainage are understood to be connected to the property.

Local Authority: Stratford upon Avon District Council, Tax Band D.

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