



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Flat 1, 2 Rowley Crescent  
Stratford-Upon-Avon, CV37 6XA





### Property Description

Occupying the ground floor of an attractive, period building in a prime residential location just a short walk from Stratford-upon-Avon town centre, this wonderful garden flat is beautifully presented and boasts light and airy accommodation throughout.

The property has been tastefully modernised by the current owners over recent months, to include a newly installed pressurised heating/water system, fitted kitchen and bathroom. Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Communal lobby with access to an inviting private hallway, complete with solid wood herringbone laid parquet flooring throughout, cupboard with plumbing for washing machine and door to a useful cellar.

The living room is filled with natural light through a large bay window to front and boasts a feature fire place with open hearth, period style radiator and laminate flooring throughout.

Double opening glazed doors lead through to a fantastic breakfast kitchen, which is extremely well appointed and fitted with a comprehensive range of built-in storage, complete with sleek handleless door fronts and contrasting Slabtech work surfaces over. Integrated appliances include a double oven, 5 ring hob, extractor hood, dishwasher, fridge and freezer. A central island provides addition preparation space and ample room for dining. French doors to side then lead out to the gardens, allowing the accommodation to flow seamlessly from inside to out, perfect for alfresco dining.











There are two good size bedrooms and a luxury principal bathroom, which has been tastefully designed to offer a bath, WC, wash hand basin and separate shower enclosure. There are complementary wall and floor tiles throughout and modern heated towel rail.

Externally, there are well-tended communal gardens, laid mainly to lawn with mature planted beds providing colour all year round. A private driveway leads to the residents parking area (not allocated), and to the en-bloc garaging. This apartment does benefit from having a single garage.

#### 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.







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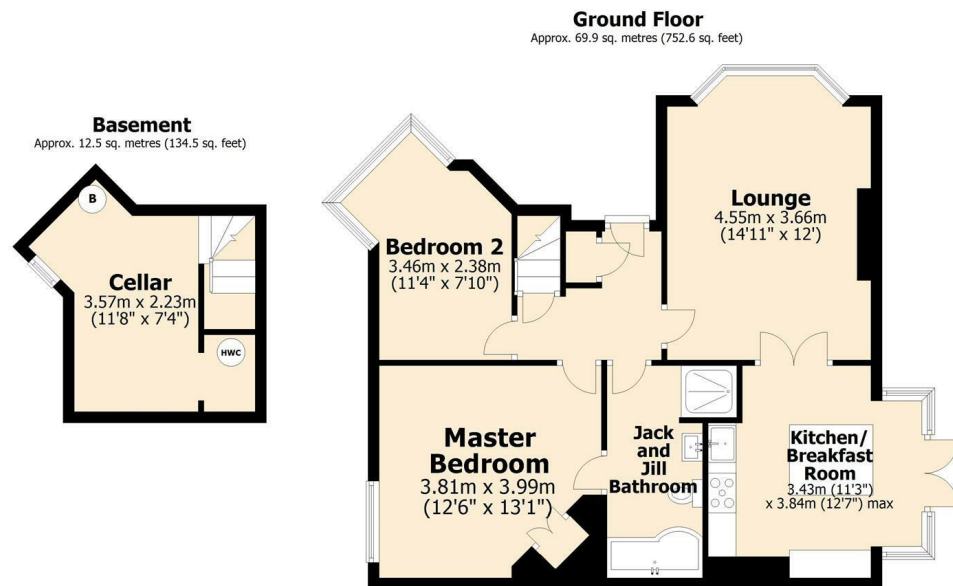
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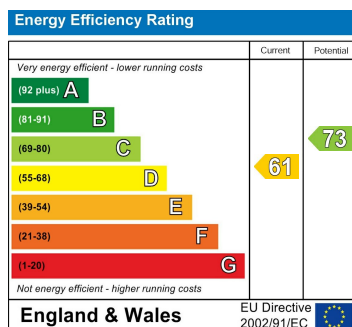






Total area: approx. 82.4 sq. metres (887.1 sq. feet)

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.



## 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. 125 years from 2006.

**Service charge 2020/21:** £2,093.30 per annum. Ground rent £50.00 per annum.

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

**Local Authority:** Stratford District Council, Council Tax Band C

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**Free Valuation:** Please contact the office on **01789 292659** to make an appointment.

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10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: [info@vaughanreynolds.co.uk](mailto:info@vaughanreynolds.co.uk) [vaughanreynolds.co.uk](http://vaughanreynolds.co.uk)