



VAUGHANREYNOLDS
ESTATE AGENTS

Flat 20 Avonside
Mill Lane, Stratford Upon Avon, CV37 6BJ



The Property

Set within an exclusive, purpose-built development on the banks of the River Avon, this beautifully positioned ground-floor garden apartment offers a lifestyle that is as tranquil as it is convenient. Opportunities to acquire a home of this calibre in such a setting are few and far between.

From the moment you arrive, the sense of privacy and quality is clear. A secure communal entrance leads to the apartment's own front door, opening into a generous hallway that sets the tone for the space beyond. Double doors reveal an impressive open-plan living and dining area, where natural light pours in through a window and door that perfectly frame uninterrupted river views. This is a space designed equally for quiet relaxation and entertaining, with ever-changing scenery as your backdrop.

The breakfast kitchen combines practicality with warmth, featuring solid wood cabinetry, an integrated hob and oven, and space for additional appliances. There is ample room for informal dining, while double doors open directly onto the private terrace—ideal for morning coffee or evening drinks beside the water.

The inner hallway leads to two well-proportioned bedrooms and the principal bathroom. The main bedroom benefits from built-in wardrobes and a modern en-suite shower room, creating a comfortable and private sanctuary.



Outside, the property truly comes into its own. The flagstone terrace is generously sized, offering plenty of space for outdoor dining and seating. Steps lead down to a beautifully maintained communal lawn with direct river frontage—an idyllic setting accompanied by the gentle, soothing sound of the nearby weir. To the left, a charming glimpse of the Holy Trinity Church—the final resting place of William Shakespeare—adds a unique sense of heritage to the view.





Further benefits include a single garage with driveway parking, an extended lease term, and the significant advantage of no upward chain.

Perfectly positioned within easy reach of the vibrant town centre of Stratford-upon-Avon, this apartment offers the rare combination of riverside tranquillity, historic surroundings, and everyday convenience

A truly special home where location, lifestyle, and comfort meet.

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.

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 189 Years remaining from 1st November 1983 to 31st October 2172.

Services: Ground Rent £60 per annum, changed to a 3 year payment, last paid on 3.10.2024 and a service charge £230.80 per month.

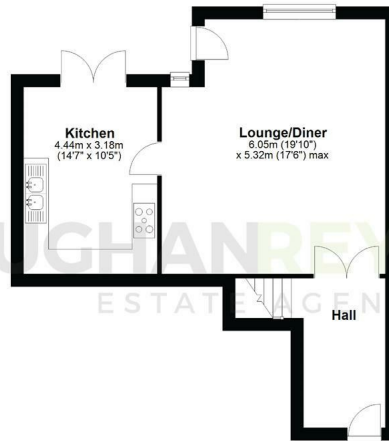
Local Authority: Stratford, Council Tax Band F

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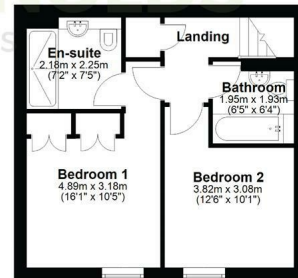
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Ground Floor
Approx. 66.3 sq. metres (713.5 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 104.1 sq. metres (1120.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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