



Banbury Road, Stratford-Upon-Avon, CV37 7HG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Situated within walking distance to Stratford Town Centre and local amenities, Sheldon Bosley Knight bring to the market this modern, second-floor retirement apartment.

The accommodation briefly comprises an entrance hall leading to a lounge/dining room, there is a fitted kitchen including a built-in oven and hob, a double bedroom incorporating built-in wardrobes, and a bathroom. Swan Court benefits from free laundry use and water rates, as well as regular communal events in the newly refurbished lounge.

There are a host of other facilities available within this well presented Macarthy Stone development, the property is being offered for sale with no upward chain.

Stratford-upon-Avon is Internationally famous as the birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

The property is leasehold : 125 years from 1997
Service Charge: 2022/23 £3,350 per annum.
Ground Rent: £520 per annum.
The property is only available for residents over the age of 55.

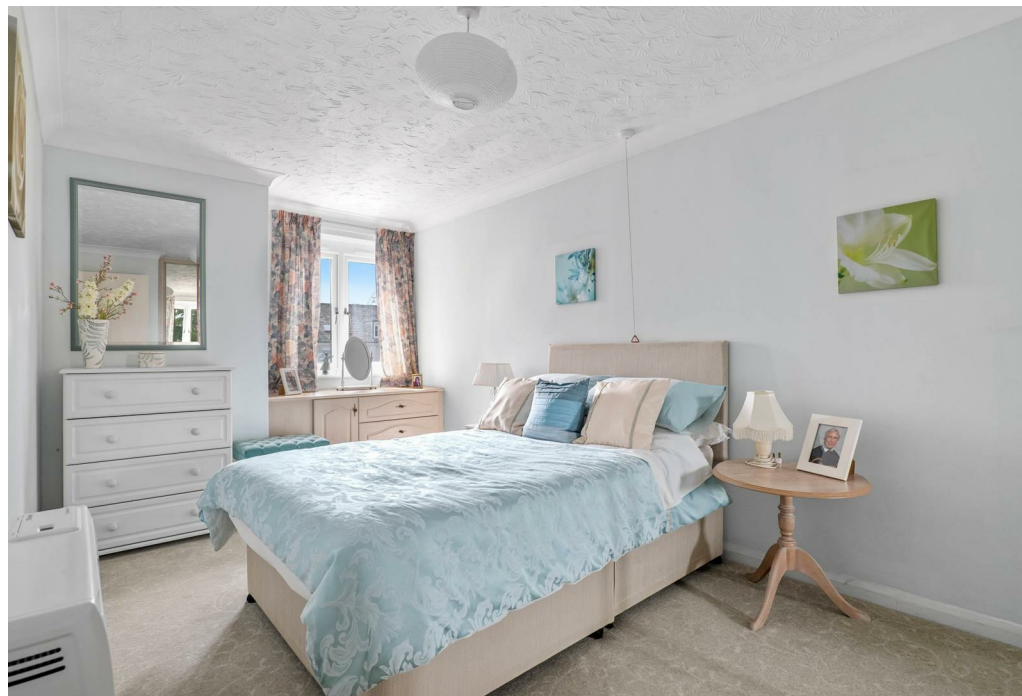




Key Features

- Top Floor well presented apartment
- Visitor guest suite
- Lift access throughout development
- Communal facilities including lounge and gardens
- Secure parking
- Communal Laundry Room
- Fully managed facilities and services
- Minimum Age 55
- No Chain
- Central Location

**Offers Over
£75,000**



Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 44.7 sq. metres (481.1 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.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - D

Local Authority
Stratford-Upon-Avon

We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.