

3 Bedroom Apartment for Sale - £595,000  
Olivers Lock, Payton Street, Stratford upon Avon, CV37 6PS



## KEY FEATURES

- Luxurious First Floor Apartment • Lift Access • 3 Double Bedrooms • 2 Bathrooms • Garage and Parking • Grand Reception Room with Juliet Balcony • Communal Gardens • Built-in Wardrobes • NO ONWARD CHAIN

## Description

Positioned within the exclusive, gated development of Oliver's Lock, right in the very heart of Stratford-upon-Avon, this grand first-floor apartment offers generous proportions, privacy and convenience in equal measure - very much a home for the discerning buyer.

Accessed via a secure communal entrance with lift and staircase rising to the first floor, the apartment opens into an impressively spacious reception hall - a room in its own right - immediately setting the tone for the scale and quality that follows. From here, all principal rooms are accessed, creating a wonderful sense of flow and balance.

The kitchen is positioned just off the hallway and is well-appointed and thoughtfully arranged, with ample storage and preparation space, ideal for both everyday use and entertaining.

The principal reception space is a substantial lounge/diner, beautifully arranged for both formal dining and relaxed living. A Juliet balcony overlooks the well-tended communal gardens, providing an attractive outlook and a sense of separation from the bustle of town centre life, despite being only moments away from it.

There are three genuine double bedrooms. The principal bedroom is particularly impressive - a large and elegant space complete with fitted wardrobes and a private en-suite. Bedroom two also benefits from fitted wardrobes, while bedroom three is another comfortable double, ideal for guests, a study or additional reception space if desired. A further bathroom serves the remaining bedrooms.

Outside, the development's gated setting provides both security and exclusivity. The apartment benefits from its own garage as well as an allocated parking space - a rare and valuable asset in such a central location.

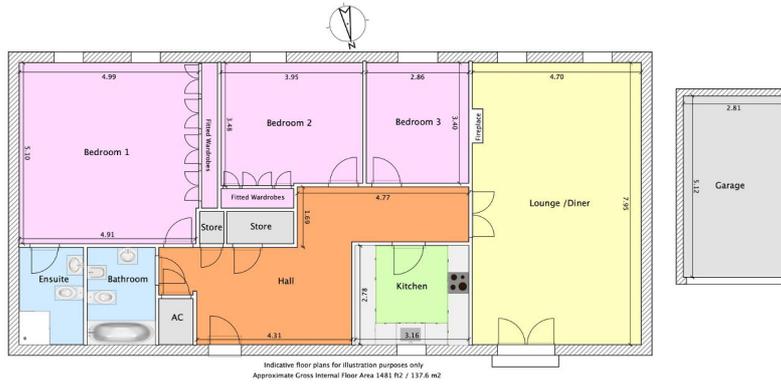
Apartments of this scale and positioning, within such a prestigious town centre development, are seldom available. This is a refined and substantial home, offering the space of a house with the ease of apartment living, just a short stroll from everything that Stratford-upon-Avon has to offer.

### Additional Information

We are informed by the vendor that the property is leasehold with 100 years remaining on the lease (as at March 2026). We are advised that there is an annual service charge of approximately £3295 and an annual ground rent of £100. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		