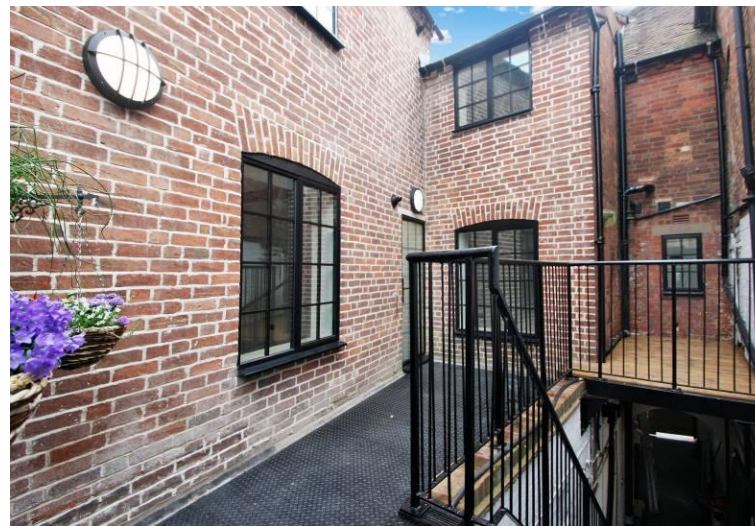




John Shepherd & Vaughan



3 MERCERS CROFT
High Street, Stratford-upon-Avon

Guide Price £225,000 Leasehold

- A truly unique second floor 1 bedroom apartment (GIA 500 Sq ft)
- Living room with Mezzanine Level
- High Spec Kitchen with Appliances
- Breakfast Area with Glazed Roof Lantern
- Stylish Bathroom, 1 Double Bedroom
- Gas Central Heating, 999 Year Lease

T: 01789 292 659 E: stratfordenquiries@johnshepherdvaughan.com W: www.johnshepherd.com



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 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 and inns, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, National Hunt race course, the nearby north Cotswold Hills as well as the benefits to anglers and boating enthusiasts of the River Avon.

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.

Apartment 3 is positioned to the second floor of this signature Tudor, Grade 2 Listed building, located in the heart of the bustling town centre and provides a superb blend of traditional character and modern refinement throughout. This particular apartment enjoys views to the front towards the high street and surrounding historical properties. The layout does lend itself to an alternative arrangement should there be a need for an additional bedroom. This particular development is one of a kind and provides an opportunity to acquire a superior apartment in an attractive and unique setting.

The apartment itself has been thoughtfully designed and modelled to maximise the space available, without compromising on fundamental needs of the modern buyer. Access is gained via the secure communal entrance; guests can be welcomed into your home with the latest in video intercom technology, providing a high level of security. When entering the apartment you are greeted by a rising staircase with bespoke iron stair rods and balustrade, which leads to a fantastic dining area, flooded with natural light by the large glazed roof lantern. Located directly adjacent to the kitchen, this space is ideally designed for social dining. The kitchen itself is fully equipped with a range of storage, quartz worktops and high end appliances which include oven, hob, extractor, fridge, freezer, dishwasher and washing machine. The living is equally as impressive and is one of the most characterful rooms within this development. There are exposed beams, metal supports and a large mezzanine area which could be utilised to house your home entertainment system or maybe used as a chill-out space. There is also a window to front with views of the high street. The bathroom is beautifully appointed with a white suite including cast iron bath with shower over and contemporary bespoke vanity unit with sink and mirror above, all complimented by stylish tiling and chrome towel rail. The spacious double bedroom with window to rear completes the accommodation. Additional benefits include a modern gas central heating system, bespoke lighting throughout and quality fitted carpets to the bedroom and stairs. Viewing is strongly recommended to appreciate the scale and quality of accommodation on offer.

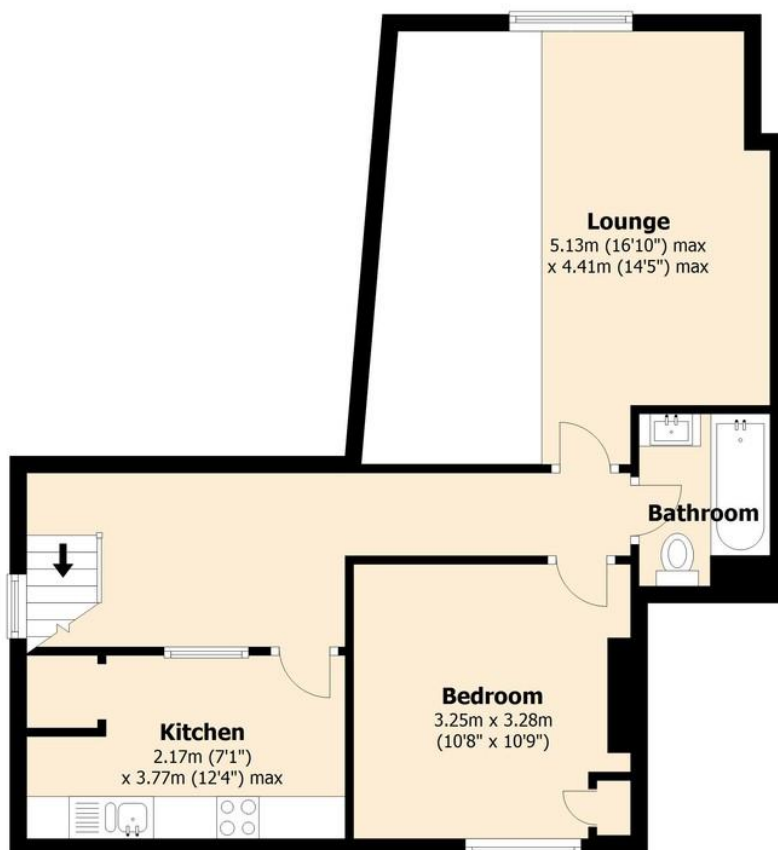
High specification fixtures & fittings include:

- Bosch / AEG Appliances
- Nordlux / Luxdeco Lighting
- Bette Baths
- RAK Bathroom Ceramics
- Villeroy & Boch Tiling
- Farrow & Ball Paint
- Silestone Quartz Countertops
- Bespoke steel and metal works throughout including an impressive entrance walkway
- Bespoke woodwork by local craftsmen



FLOOR PLAN

Floor Plan



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 shades before making any decisions reliant upon them.

THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings

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. 999 Year Lease.

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

Local Authority: Stratford-upon-Avon District Council.

To complete our quality service, John Shepherd & Vaughan is pleased to offer the following: -

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

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 01564 771776.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd & Vaughan work with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

John Shepherd & Vaughan, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd & Vaughan nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

John Shepherd & Vaughan
10 Union Street
Stratford-Upon-Avon
Warwickshire
CV37 6QT

Tel: 01789 292 659

stratfordenquiries@johnshepherdvaughan.com