





A beautifully presented and tastefully decorated two bedroom ground floor apartment situated in a prime, edge of town location ideal for those who want to be within walking distance of local attractions and lots of amenities, as well as convenient for local buses, trains, and the motorway network.

Oliver's Lock is a sought after gated development built in 2001 by Temple Oak Limited, just a short stroll from the town centre offering spacious and bright accommodation. With high ceilings, large double glazed windows, 'Nuaire' cool air exchange system in some areas of the apartment, secure entry system, as well as being tastefully presented and decorated throughout, we truly recommend an early viewing to fully appreciate this lovely home.

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide range of shopping and recreational facilities as well as many public houses, restaurants, and cafes with excellent reputations. For commuters, the M40 is easily accessible, and regular trains run from Warwick Parkway to both Birmingham and London.

Stratford-upon-Avon has a variety of outdoor activities, including boating, fishing, and rowing and the town also has a golf course and a racecourse, with additional racing venues in Warwick and Cheltenham.

In brief the property comprises:-

APPROACH The development is accessed through secure electric gates to well maintained gardens and parking area with lovely views of the canal.

COMMUNAL ENTRANCE HALLWAY With secure entry system and meter cupboards.

APARTMENT ENTRANCE HALL With access to the one bedroom and a few steps up to the remaining accommodation.

LOWER LEVEL BEDROOM A good size double bedroom with built in storage wardrobes and double glazed window.





UPPER HALLWAY With boiler and hot water cylinder cupboard with plenty of linen storage space.

SPACIOUS LIVING / DINING ROOM A well proportioned and stylish living / dining room with feature wall mounted electric modern fire and large windows allowing lots of natural light to flood the room.

FITTED KITCHEN Beautifully presented and fitted with a range of eye and base level units and drawers with complementary work surface over, tiling to splashback areas, built in fridge freezer, integrated Neff dishwasher, stainless steel sink and drainer with mixer tap over, integrated Neff washing machine, built in Neff electric oven plus microwave oven above.

LUXURY BATHROOM Being fully tiled and fitted with a white suite comprising panelled bath, pedestal wash basin, low flush WC and extractor fan.

MAIN BEDROOM A spacious double bedroom with built in storage wardrobes and window overlooking part of the communal area, door to :-

EN SUITE Being fully tiled and fitted with a white suite comprising low flush WC, shower cubicle with mains fed shower, wall mounted wash basin and extractor fan.

COMMUNAL GROUNDS AND ALLOCATED PARKING SPACE Beautifully maintained grounds with lawned areas with herbaceous flower beds and views of the canal which runs along the side of the development. Apt 3 has one allocated parking space.



Additional Information

Tenure: Leasehold with 101 years remaining. Purchasers should check this before proceeding. Service charge is currently approx £2743.65 pa which includes building insurance, window cleaning, maintenance and upkeep of the communal grounds and internal areas. Ground rent is currently £100 pa.

Services: We have been advised by the vendor there is mains Gas, Water, Electricity and Mains Drainage connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

Rights of Way: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

Council Tax: We understand to lie in Band D

Energy Performance Certificate Rating: C We can supply you with a copy should you wish.

Viewings: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

Money Laundering Regulations Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



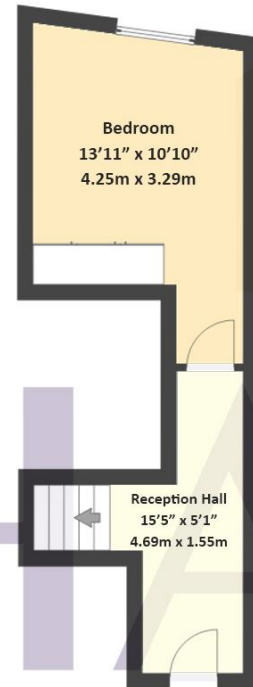




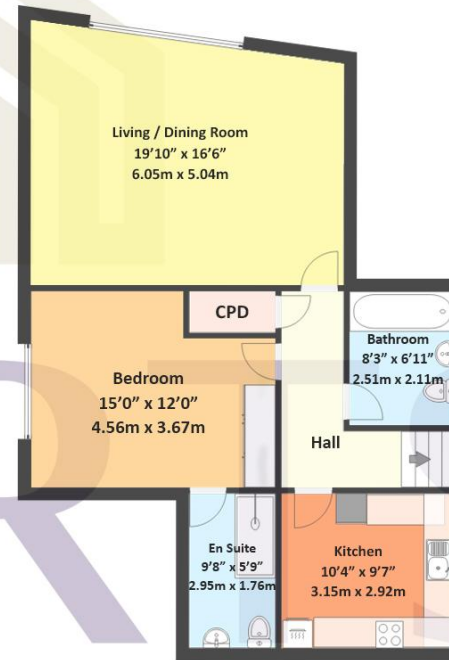
Internal Living Area 1,002 square feet / 93.12 square metres



Lower Ground Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS