



The Penthouse, 41 Lucey's Mill  
Stratford-upon-Avon, Warwickshire

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An incredible opportunity to purchase **one of the only penthouse apartments in Stratford-upon-Avon with river frontage and unrivalled views.**

### Distances

Stratford-upon-Avon town centre 0.5 mile, Railway station 0.9 mile, M40 (J15) 7 miles, Warwick town centre and Parkway Station 10 miles, Leamington Spa 12.5 miles, Chipping Campden 12 miles, Banbury 20 miles, Birmingham International Airport 23 miles (all distances are approximate)

### Situation

Lucy's Mill is Stratford-upon-Avon's premier apartment building. It is located on the banks of the River Avon, just downstream from the famous Holy Trinity Church and on the edge of Old Town, with many excellent shops and restaurants within walking distance.



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EPC

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#### Tenure

Share of Freehold

#### Local Authority

Stratford on Avon District Council

#### Council Tax

Band G





## The property

This is a rare opportunity to purchase a remarkable penthouse apartment with private lift access. Accommodation is spread across the whole top floor in the left-hand building at Lucys Mill. A wrap-around terrace totalling nearly 800 sq. ft. is a wonderful feature of this apartment, providing enviable far-reaching views over the River Avon and beyond.

41 Lucys Mill gives a buyer an exciting and unique opportunity to modernise the accommodation into an exceptional apartment. Recent developments include a full replacement of the lift and bringing the lift up to the penthouse apartment (it previously only went to the floor below), new electric entrance gates, new internal doors and redecoration of the balconies. The lift has a private key for the penthouse access and arrives at a private entrance foyer on the landing.

Stepping into the apartment, you are welcomed into a generous entrance hallway with good ceiling height and space for a study area. This area also has a very large storage cupboard similar to the one on the landing.

From here, double doors open into the dining room (a buyer could restore this back to a bedroom or transform to a home office), providing plenty of space for a large dining table – perfect for entertaining. Off the dining room is a bright and airy drawing room of generous size with very large sliding doors to two sides, opening on to the wrap-around balcony. The kitchen is next to the drawing room, which has white fitted units, integrated appliances and a large walk-in pantry cupboard. A large window allows light to flood into the kitchen and provides lovely views upstream whilst you are washing your dishes.

On the opposite side of the apartment is a sizeable principal bedroom with a huge picture window and a door out on to the wraparound terrace. There are fitted wardrobes for clothing and storage and an en suite shower room. Bedroom two is a good sized double and is accessed across the hallway with built-in storage and a door to the kitchen. The family bathroom is located off the entrance hallway.

Outside, the large balcony has panoramic views across Stratford rooftops to the west, upriver towards Holy Trinity Church and the Royal Shakespeare Theatre to the north, and undisturbed far reaching views over the water meadow and open countryside to the east.



The apartment has a dedicated internal parking space within the secure car park on the ground floor of the building. This is a large area with plenty of storage space as well as space for a car. There is additional parking in front of the building for visitors. The beautifully manicured communal gardens, on the banks of the River Avon are regularly maintained, and have a variety of outdoor spaces with seating to enjoy overlooking the River apartments also benefit from the luxury of moorings.

## Area

Internationally famous for being the birthplace of William Shakespeare and home of the Royal Shakespeare Company, Stratford-upon-Avon has an array of shopping and recreational facilities as well as quality restaurants, public houses, and gastro pubs. A footbridge 100 yards from Lucy's Mill leads to a beautiful riverside walk on the south side of the river.

Stratford-upon-Avon offers many leisure opportunities, including boating, fishing and rowing, and has links to the canal network. The new Shakespeare Marina is also easily accessible. The town also has a selection of golf courses and a racecourse.

There is an excellent range of schooling in the town to suit most requirements including; The Croft Prep School, King Edward Grammar School for Boys and Shutterly Grammar School for Girls. Warwick and Leamington Spa are also nearby and provide additional shopping and leisure opportunities.

The M40 is easily accessible, and regular rail services run from Stratford-upon-Avon and Warwick Parkway to Birmingham and London. Birmingham International Airport is also nearby.

## Services

Mains electricity, water and drainage are connected to the property.  
Electric central heating.







## Directions (CV37 6DE)

What3words: ///takes.point.prime

## Terms

Tenure: Share of freehold. 999 years from 1 January 1974. The service charge is £5,771.06 for the year (split into two payments, paid every six months) and the ground rent is £10 per annum

## Note

It is stated in the lease that no pets are allowed.

## Viewing

By prior appointment only with the agents.

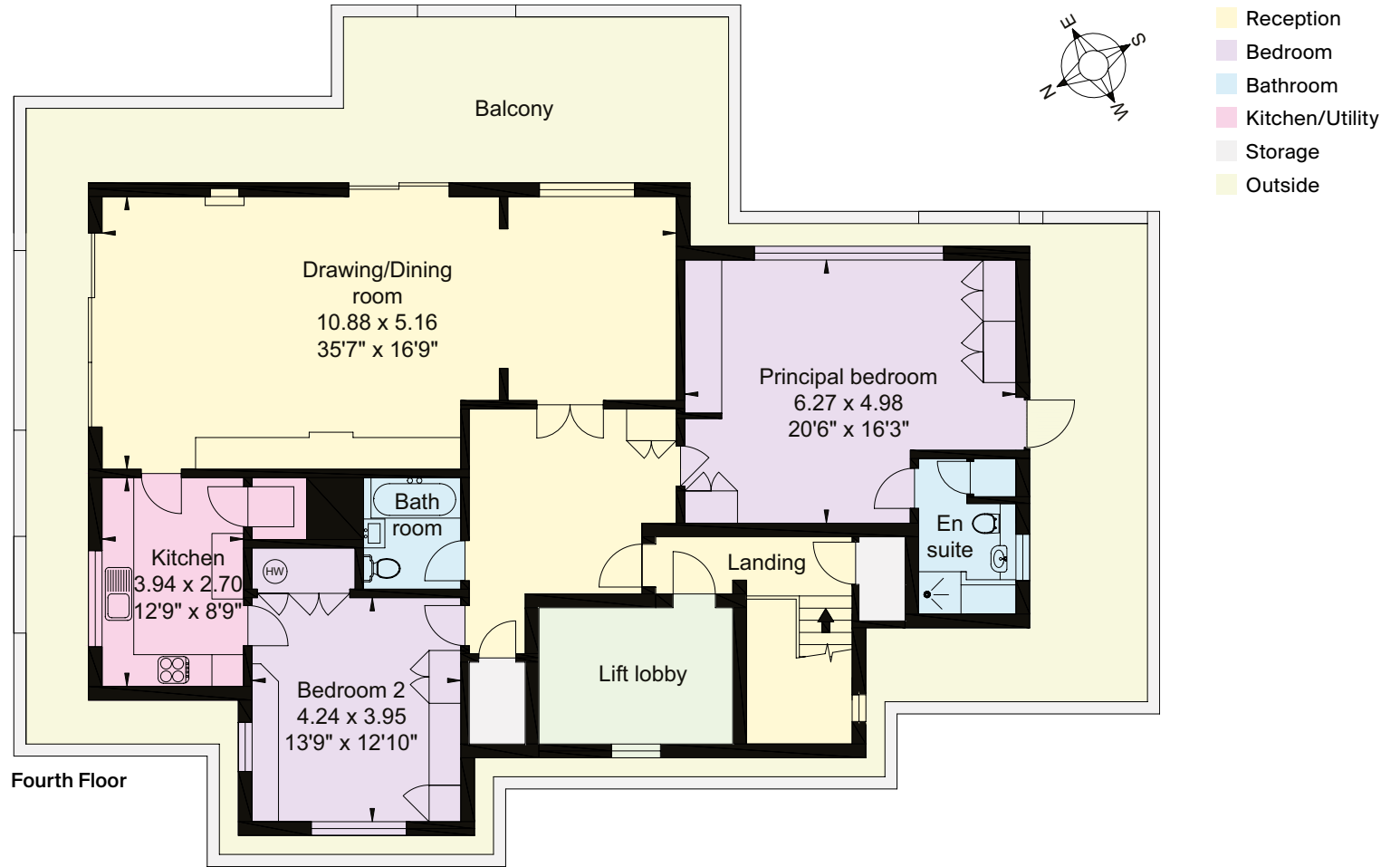






**Approximate Gross Internal Floor Area**  
**Apartment: 167 sq m (1,530 sq ft)**  
**inc. Landing**  
**Balcony: 73 sq m (786 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 30 September 2024  
Our reference: STR012254988

## 41 Lucy's Mill, Mill Lane, Stratford-upon-Avon, CV37 6DE

We have pleasure in enclosing details of the above property for which we are quoting offers in excess of £995,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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