



A VERY RARE OPPORTUNITY TO BUY  
A BRAND NEW LUXURY TWO BEDROOM APARTMENT  
IN AN EXCLUSIVE GATED DEVELOPMENT WITH PARKING  
IN THE HEART OF STRATFORD-UPON-AVON

# RUSSELL HOUSE

---

## STRATFORD-UPON-AVON



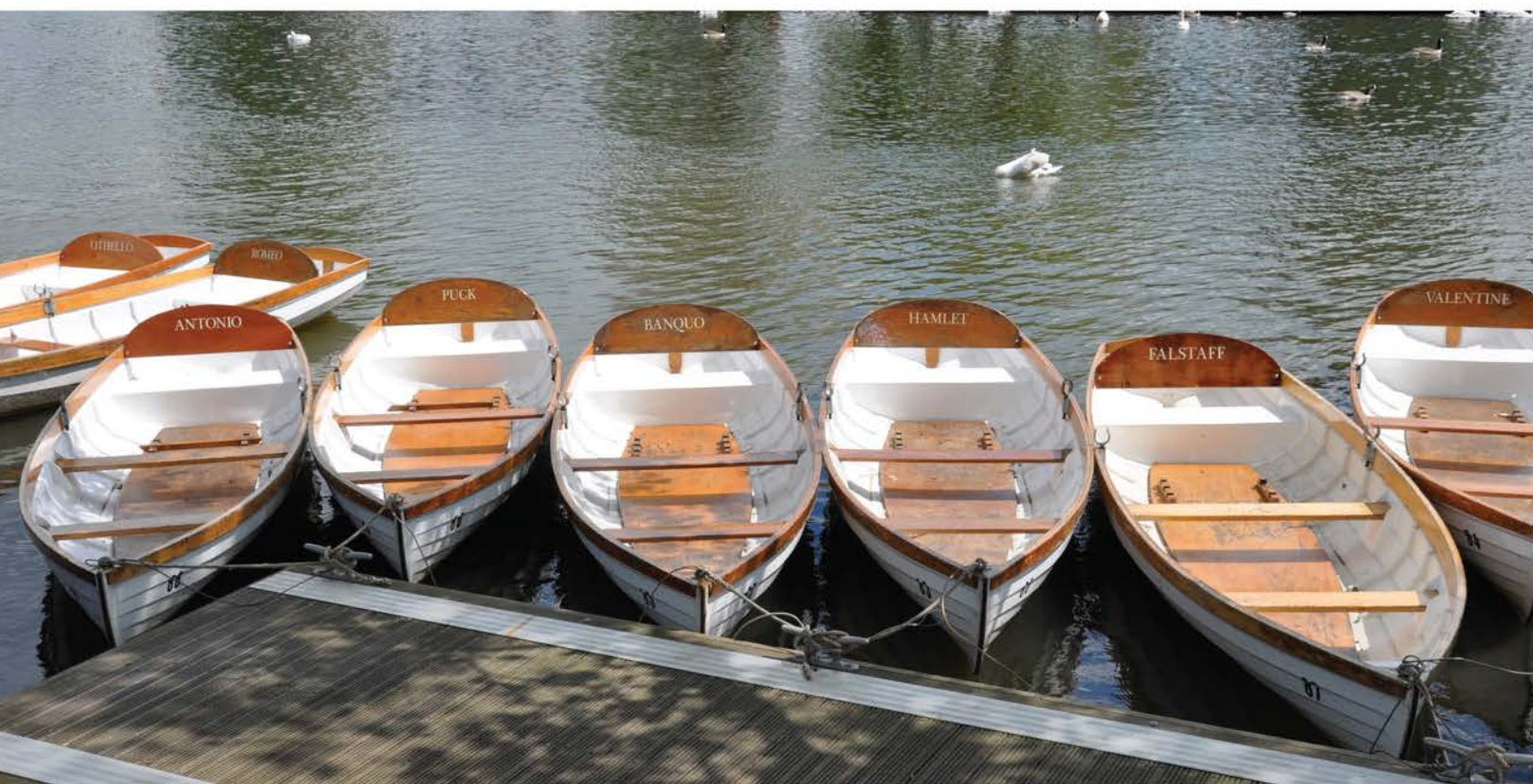


# RUSSELL HOUSE

---

## STRATFORD-UPON-AVON

STUNNING APARTMENTS TO SUIT EVERY INDIVIDUAL



**LOXTON**



DEVELOPMENTS

01926 640606

MARK ROBERTS

**LOXTON DEVELOPMENTS LTD**

PO Box 2891, Kineton, Warwickshire CV35 0YN

T: 01926 640606 M: 07740 771621

[mark.roberts@loxtondevelopments.co.uk](mailto:mark.roberts@loxtondevelopments.co.uk)

[www.loxtondevelopments.co.uk](http://www.loxtondevelopments.co.uk)

 **Knight  
Frank**

01789 297735

JUDITH CAREY

**KNIGHT FRANK**

Bridgeway House, Bridgeway, Stratford upon Avon CV37 6YX

T: +44 1789 297735 M: +44 7766 968883

[judith.carey@knightfrank.com](mailto:judith.carey@knightfrank.com)

[www.KnightFrank.com](http://www.KnightFrank.com)

NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or Knight Frank or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.



# - A RECORD OF BEAUTIFUL BUILDINGS -

PERFECTLY PROPORTIONED ELEVATIONS

*- town living in style -*



**A**t Loxton Developments we work hard to make sure every detail is correct. It's important that buildings look right, run like clockwork and are a joy to live in!

Our aim at Russell House has been to create apartments that feel like home the moment you walk in. Light. Airy. Comfortable. Stylish.

We hope you will agree!

Best wishes

*Mark Roberts*



DEVELOPMENTS BY LOXTON DEVELOPMENTS

# - PEACE OF MIND -

## ALL INCLUSIVE MANAGEMENT SERVICE CHARGE

*- everything taken care of -*

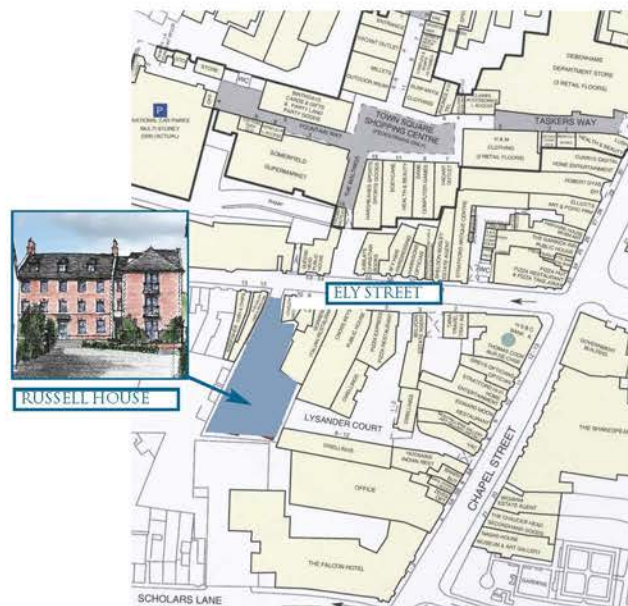
**E**njoy living at Russell House! The cost of running Russell House is covered by each owner paying a simple inclusive management service charge to keep all shared areas ship shape! Maintenance of the building, lift, intercom, gates, parking spaces, window cleaning of external windows, gardening of shared garden areas is all taken care of. Just relax and enjoy living in the heart of Stratford-upon-Avon.



# - EASY TO FIND -

*- CV37 6LW -*

*- from the High Street turn right by the HSBC, along Ely Street. Russell House is on the left -*





# - ONLY A STROLL DOWN THE ROAD -

- to world class theatre, restaurants ... and everyday amenities -

## WALK TO ...



- **WORLD CLASS THEATRE**
  - Royal Shakespeare Theatre
  - Swan Theatre
  - Courtyard Theatre



- **SHOPPING**
  - for everyday and special events



- **20 SUPERB RESTAURANTS**
  - try Sorrentos, The Opposition, Lamb's



- **HISTORIC BUILDINGS**



- **DELIGHTFUL WALKS**
  - riverside, parks and open countryside

## LOCATION

- very quiet
- yet right in the centre of Stratford
- banks, restaurants and shopping in Ely Street or within a short level walk
- doctors and dentists in Ely Street and very nearby
- weekly market in Rother Street at the end of Ely Street
- lots of parking nearby on season tickets or daily
- views to the surrounding countryside from upper floors



- **BEAUTIFUL PLACES OF WORSHIP**



- **OUTSTANDING SPORTS FACILITIES**
  - from cricket to rowing, swimming to rugby, bowls to athletics



- **LEADING SCHOOLS**
  - primary and secondary



# - SUPERBLY DESIGNED KITCHENS -

## ELLIS KITCHENS

[www.elliskitchens.co.uk](http://www.elliskitchens.co.uk)



*show flat : furniture and fittings not included*

Every apartment has a uniquely designed, hand fitted quality Ellis kitchen from the stunning Solar range. The stylish modern units have black granite worktops, fabulous coloured glass splashbacks, under cupboard spotlights lighting the worktops, built in appliances, a gas fired hob and electric cooker.

- stylish, modern 'Solar' range kitchen units by Ellis
- polished granite worktop with 100mm upstands
- stainless steel one and half bowl sink
- single lever tap with mixer spring spout
- built in Zanussi appliances
  - gas hob
  - fan operated double oven
  - dishwasher
  - washing machine and dryer
  - or washer/dryer
- pull out 3 compartment waste bin
- under cupboard spotlights lighting worktops
- stylish glass cooker hood with extract to open air





## SERVICES

- mains gas, electricity and water separately metered for each apartment
- gas for cooker hobs
- gas fired combi boilers with flue gas heat recovery providing instant water and heating at any time
- water based underfloor heating to all areas
- separate thermostats and controls for each main room
- apartments 1, 4, 6 and 9 have gas fired stoves in the living rooms
- water booster to maintain constant pressure
- Kone lift to ground, first and second floors for easy access
- large number of 13A electrical sockets
- TV cabling in living rooms and all bedrooms
- provision for SKY – to include recording facility
- BT telephone points in living rooms and bedrooms for phone or broadband
- large number of energy efficient LED spotlights in ceilings
- additional lights over dining areas and worktops
- shaver point in over basin lights in bathrooms
- heated mirrors in bathrooms
- lighting on balconies
- intruder alarms in all apartments
- intercom with video to main gate and entrance to building
- door bells
- central plant room for water, gas and electricity meters – easy access for suppliers to read meters

## - BEAUTIFUL BATHROOMS -

*- relax in luxury -*



- two bathrooms in each apartment (except No 9 which has one)
- every apartment has a bath
- quality showers in all bathrooms
- Grohe shower fittings
- shaver point in over basin lights in bathrooms



*show flat: furniture and fittings not included*



# - DOWN TO THE LAST DETAIL -

*- for the perfect home -*

## CONSTRUCTION

- solidly built
- traditional brick and block walls with slate roof
- aluminium low maintenance gutters
- 100mm wall cavity fully filled with insulation
- concrete plank floors – excellent sound insulation between apartments
- blockwork internal partitions on ground to 2nd floors – good sound insulation between rooms
- sound and thermal insulation between floors
- hardwood sliding sash fully draught proofed windows (ground to second floors) with chrome ironmongery

## EXTERNAL

- secure walled site
- wrought iron gates with electric remote fob operated opening
- intercom with video link to apartments
- parking – one space per apartment
- attractive landscaping with box hedging
- cobbled parking areas – mews style
- stylish external lighting
- south facing benches

## ENERGY EFFICIENT

### FOR LOW RUNNING COSTS

- highly insulated roof, walls and floors
- 10% BETTER than the current building regulations standard
- gas fired combination boiler with flue gas heat recovery
- LED lighting – low cost and long life lamps
- solid structure with underfloor heating
- separate thermostats and controls for each main room

## INTERNAL

- solid door to apartments with quality lock and peep hole
- polished oak boarded floors to hall and living areas
- carpets to bedrooms and stairs
- solid six panelled doors
- chrome handles
- white painted traditional moulded skirtings
- oak balustrades and newels to staircases within apartments
- spacious fitted wardrobes with door operated internal lights
- secure internal bicycle storage on ground floor
- secure letterboxes







*show flat: furniture and fittings not included*



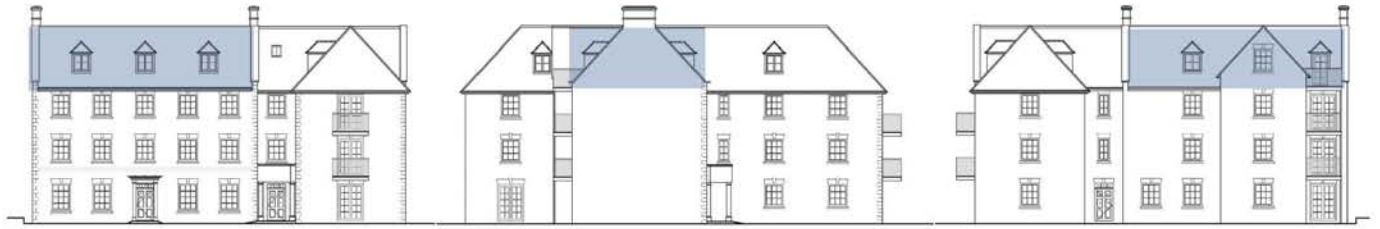
*photographs to give indication only of materials used*



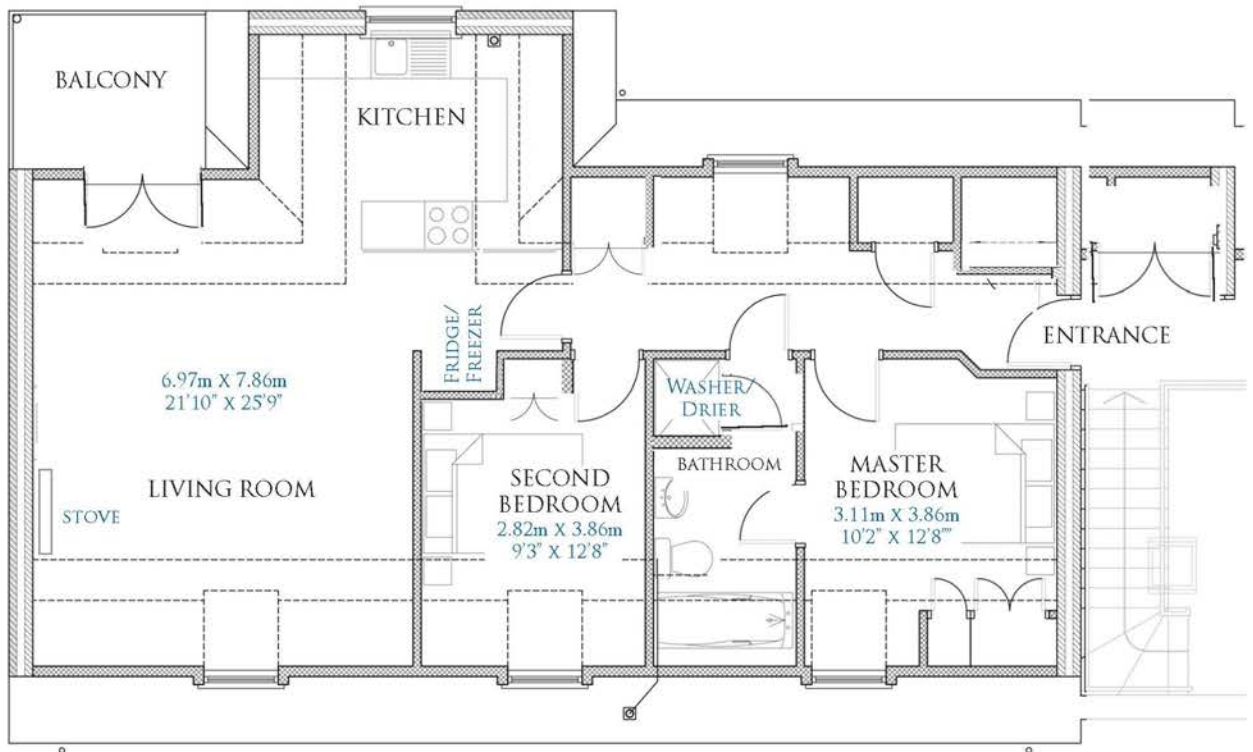
- No. 9 -

## RUSSELL HOUSE

- the penthouse - complete with wonderful views of Stratford-upon-Avon -



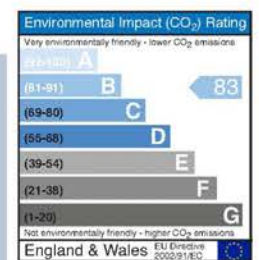
No. 9



This apartment is a real gem! Beautifully designed with two bedrooms, double aspect living room with gas stove, window to the front and stunning south facing balcony. A glorious location with glimpses of The Royal Shakespeare Theatre and The Swan Theatre.

TOTAL AREA : c919sq ft

- indicative elevations, plans and measurements  
- not to scale

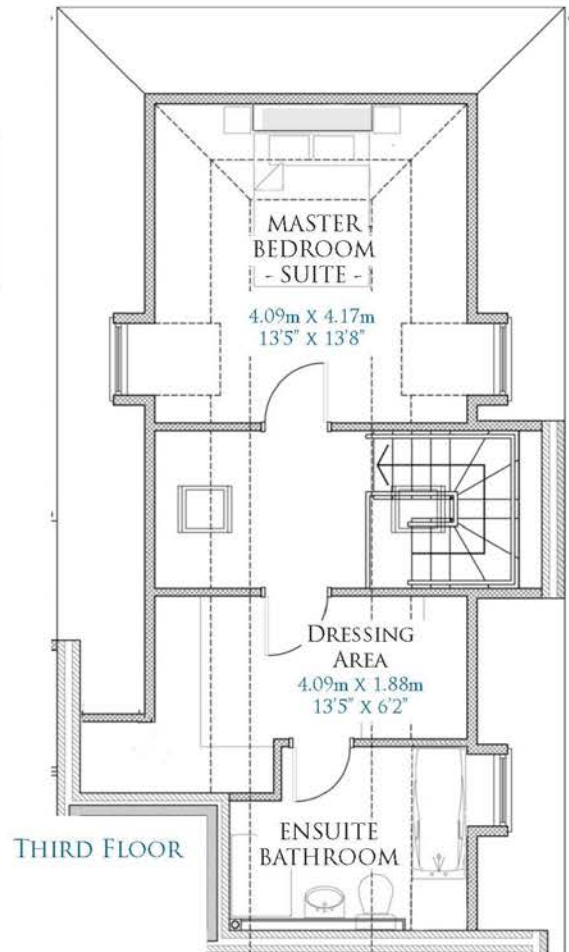
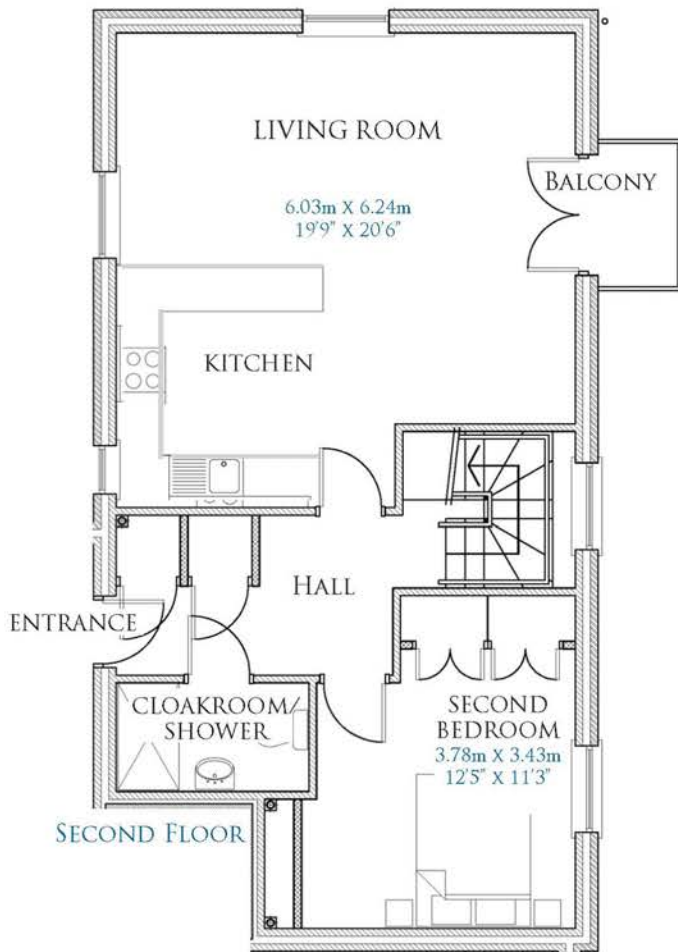




- No. 8 -

## RUSSELL HOUSE

- master bedroom suite with dressing room and fabulous views -

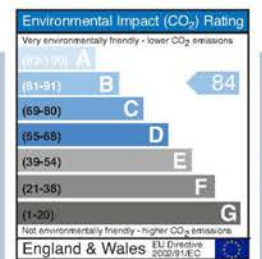


No 8 is a beautiful spacious, two floor apartment. From the hall an oak staircase winds up to the splendid master bedroom suite, complete with personal landing, walk in dressing area and lovely ensuite bathroom with shower and bath. A perfect apartment with fabulous views of Stratford-upon-Avon.

TOTAL AREA : c1194 sq ft

- indicative elevations, plans and measurements

- not to scale

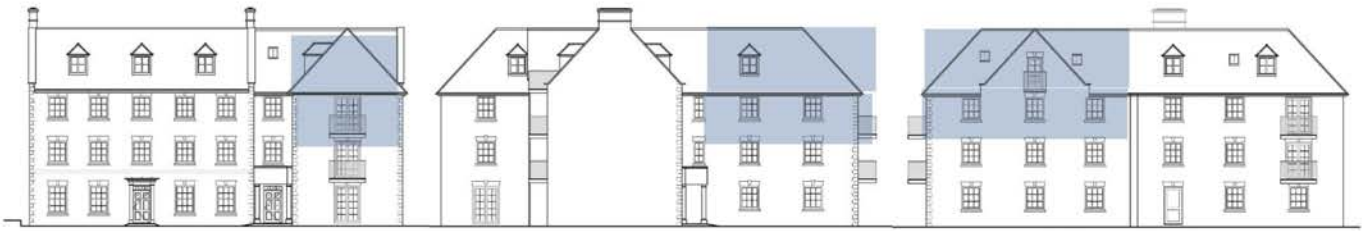




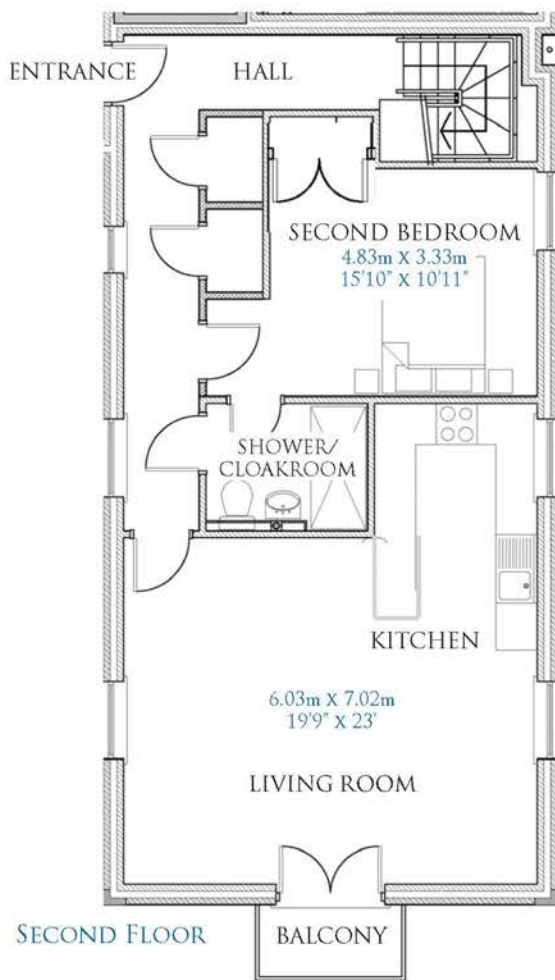
- No. 7 -

# RUSSELL HOUSE

- magnificent master bedroom suite -

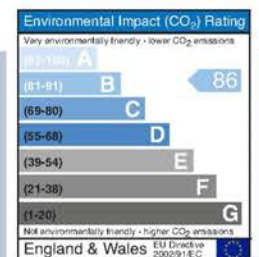


No. 7



This very attractive two level apartment has two splendid bedrooms ensuite. Upstairs a magnificent master bedroom suite has a spacious bedroom, walk through dressing area, ensuite bathroom with shower and bath and fabulous views out over Stratford-upon-Avon. Downstairs the lovely triple aspect living room has double doors opening onto a glazed balcony. A wonderful place to live!

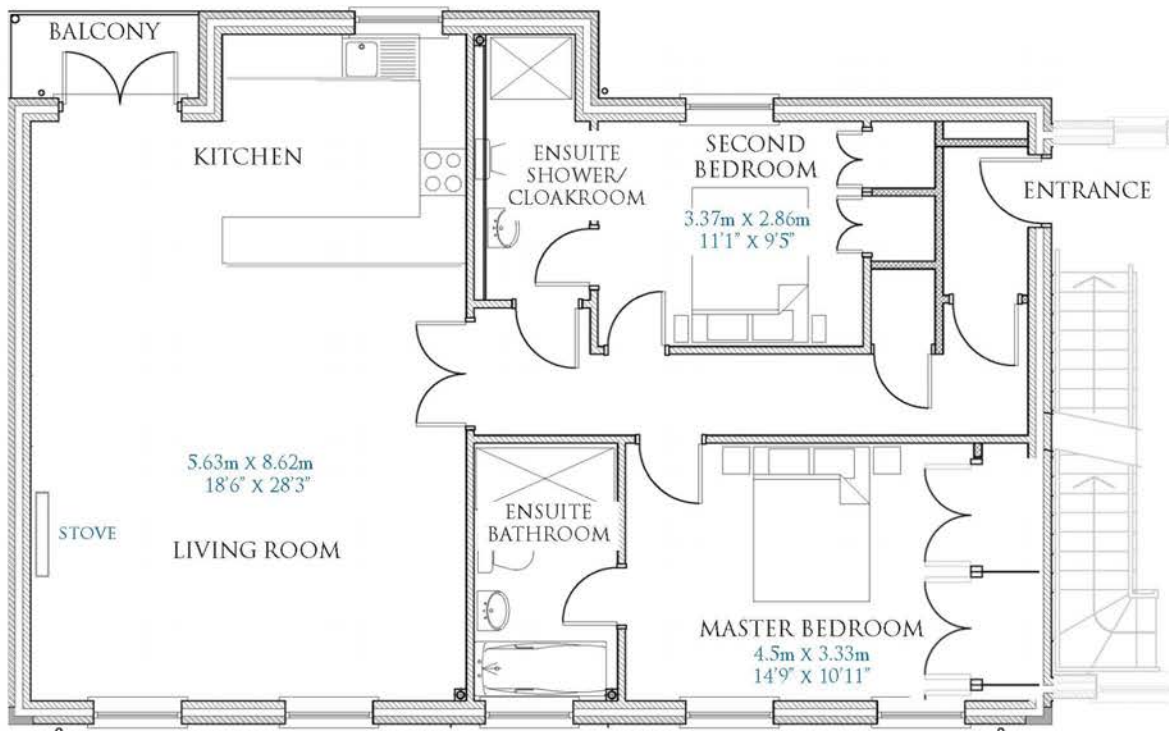
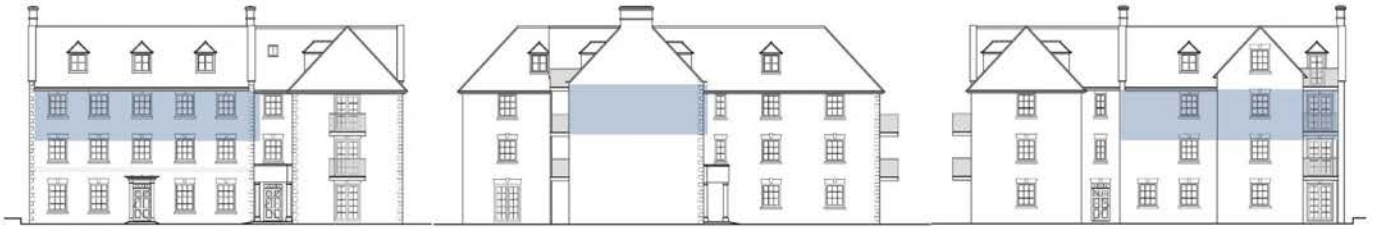
TOTAL AREA : c1348 sq ft  
- indicative elevations, plans and measurements  
- not to scale





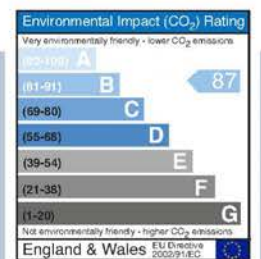
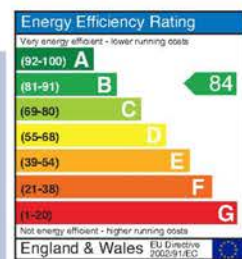
# - NO. 6 -

## RUSSELL HOUSE - a delightful garden aspect -



The very attractive living room of No. 6, complete with welcoming gas stove, is double aspect with two windows to the front and double doors opening on to a south facing balcony. Both bedrooms are ensuite and the master bedroom is light and airy, with two windows and plenty of cupboard space.

**TOTAL AREA : c1086 sq ft**  
- indicative elevations, plans and measurements  
- not to scale





# - No. 5 -

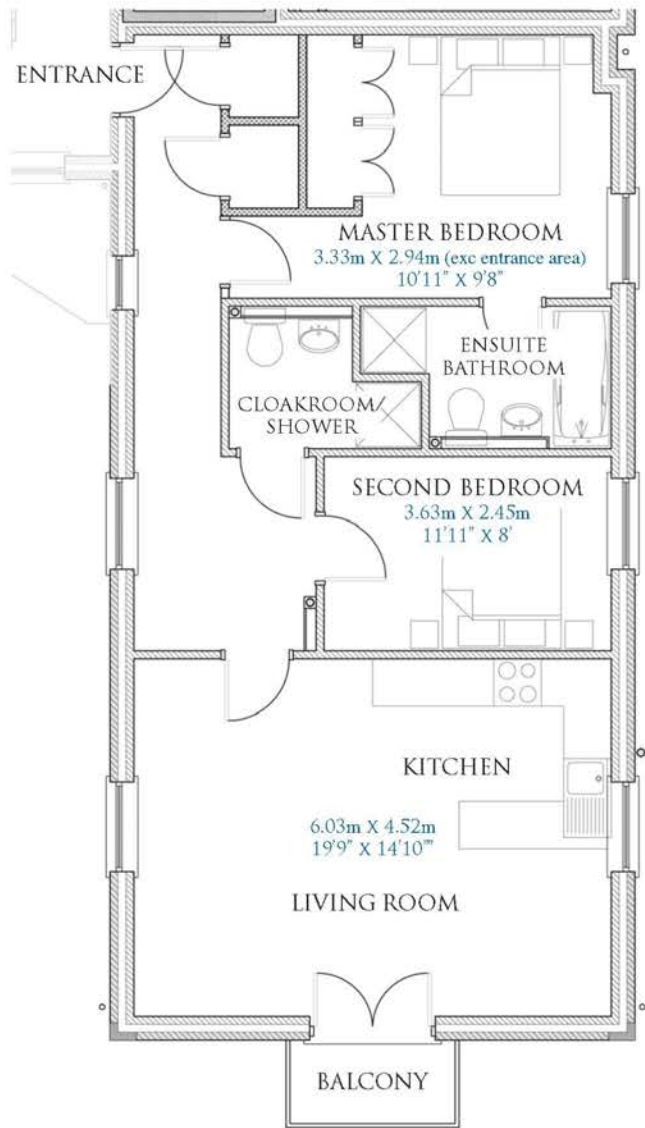
## RUSSELL HOUSE

- delightful triple aspect living room with balcony -



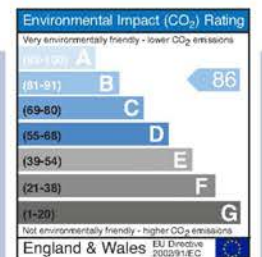
No. 5

A real feature of No. 5 is the triple aspect living room with double doors opening onto a stunning glazed balcony from where you can enjoy views across to Ely Street.



TOTAL AREA : c804 sq ft

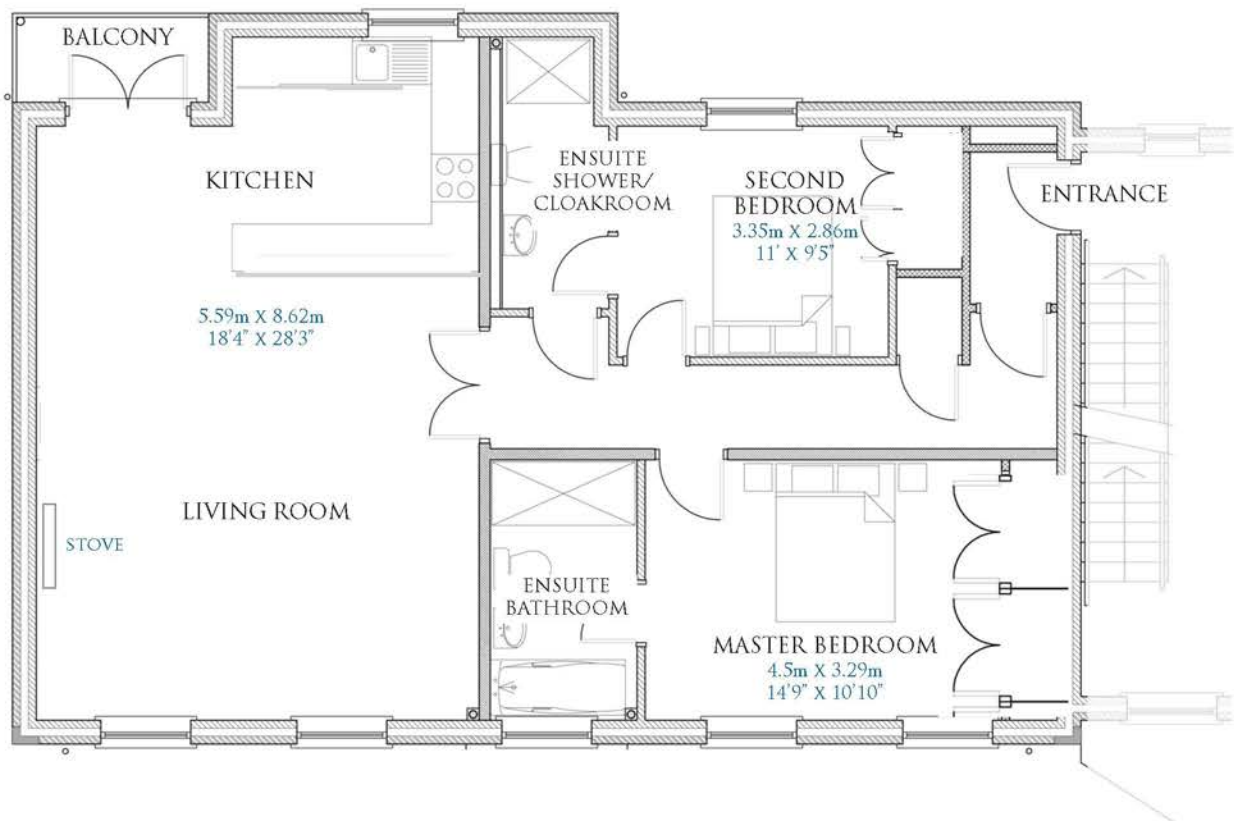
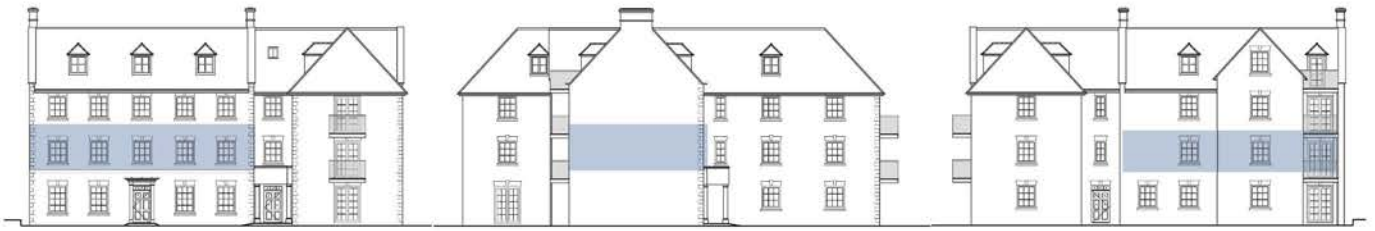
- indicative elevations, plans and measurements  
- not to scale





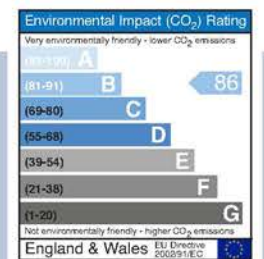
# - NO. 4 -

## RUSSELL HOUSE - a south facing balcony -



The living room of No 4 is double aspect with two windows to the front and double doors opening onto a splendid south facing glazed balcony. A cosy gas stove makes a delightful central focus. Both bedrooms are ensuite and the master bedroom is light and airy, with two windows and plenty of cupboard space.

TOTAL AREA : c1086 sq ft  
- indicative elevations, plans and measurements  
- not to scale

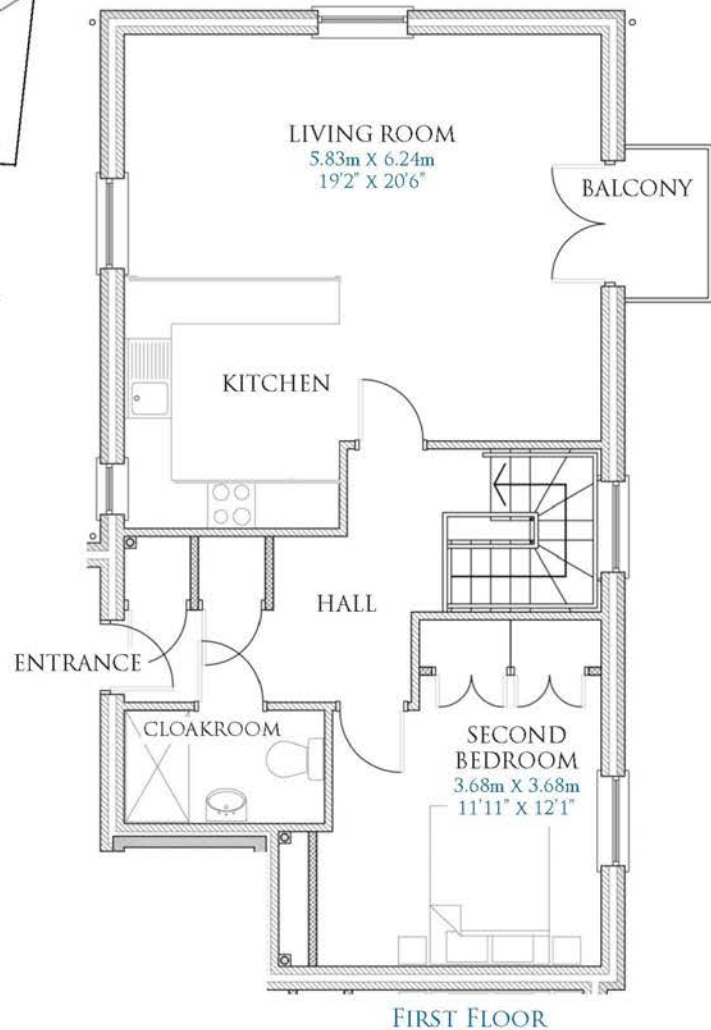
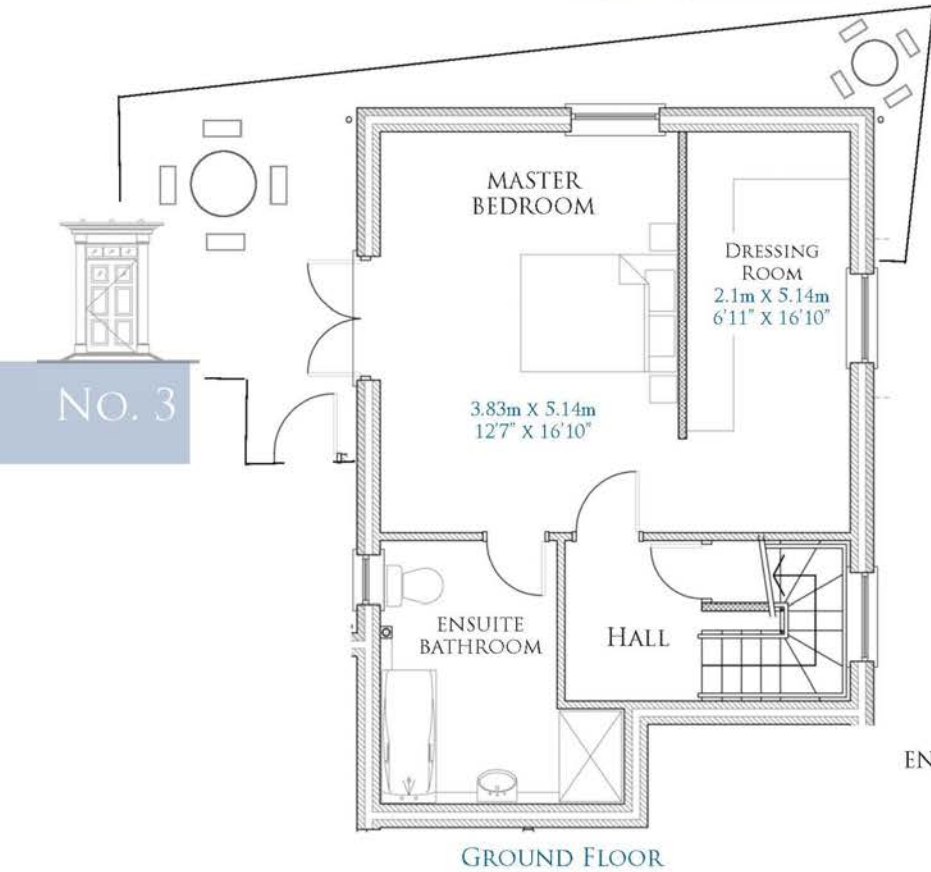




# - No. 3 -

## RUSSELL HOUSE

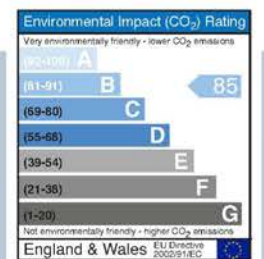
- very spacious with private courtyard garden and balcony -



A very spacious unique apartment, No. 3 is on two levels. The delightful living room is three aspect with a west facing balcony. A beautifully designed oak staircase leads down to a capacious ensuite master bedroom suite. Double doors open onto a private courtyard garden creating a magically secluded space.

TOTAL AREA : c1235 sq ft

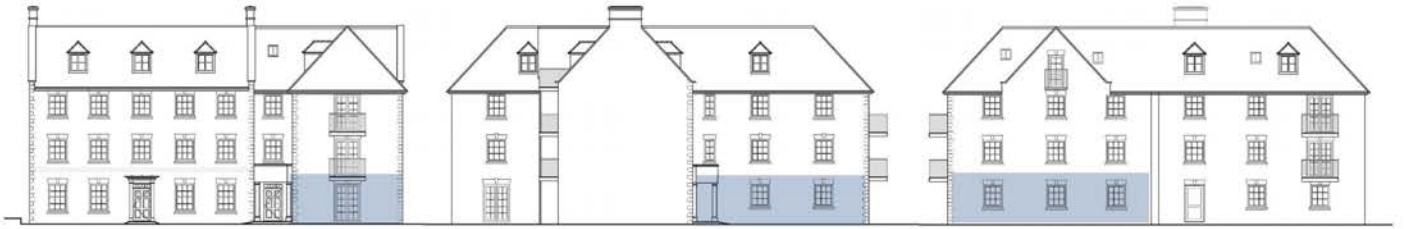
- indicative elevations, plans and measurements  
- not to scale



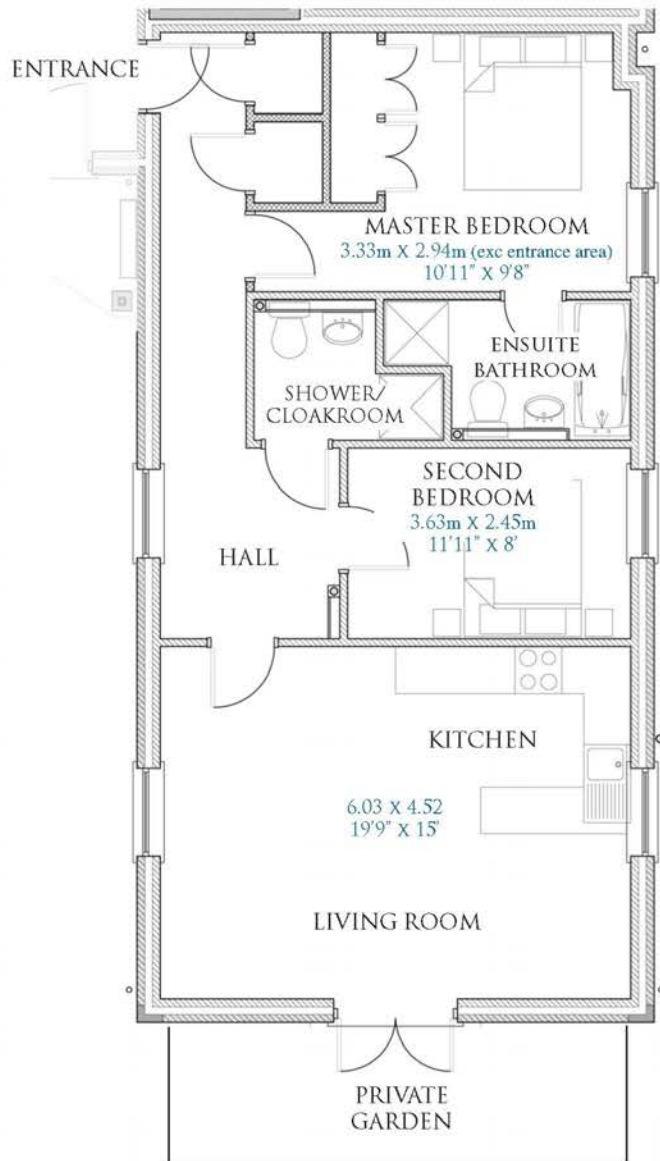


# - No. 2 -

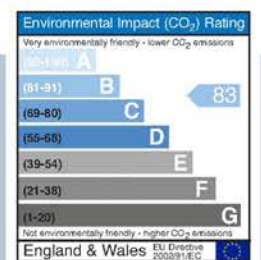
## RUSSELL HOUSE - a delightful garden aspect -



No. 2 is a perfectly designed, easy access ground floor apartment that enjoys a triple aspect living room with Georgian style sash windows and double doors opening onto a private garden and terrace, with views towards Ely Street.



TOTAL AREA : c804 sq ft  
- indicative elevations, plans and measurements  
- not to scale

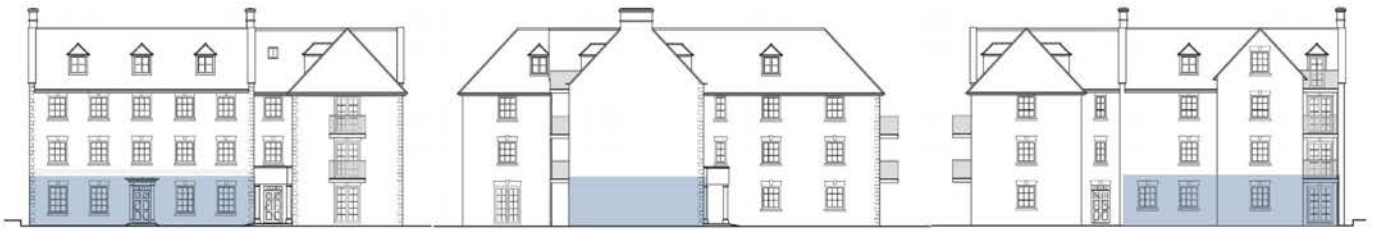




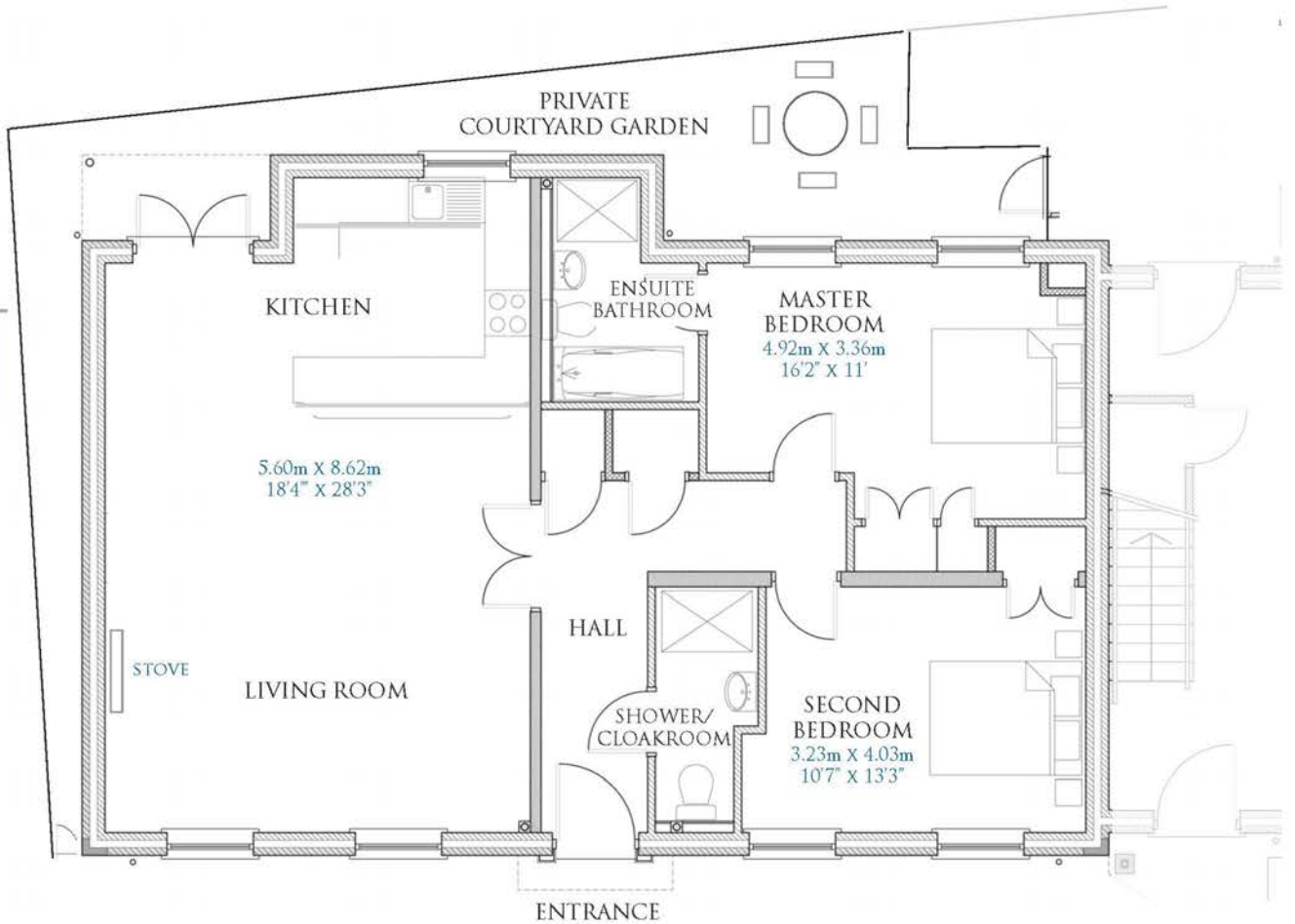
- No. 1 -

# RUSSELL HOUSE

- an imposing entrance -

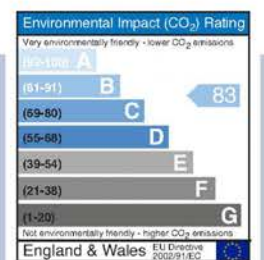
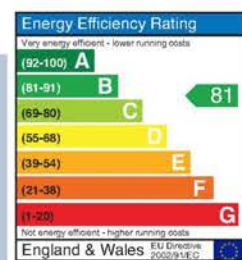


No. 1



An imposing entrance leads into a beautiful spacious apartment. The delightful living room, which enjoys the benefit of a gas stove, has two large Georgian style sash windows to the front and double doors which open onto a private courtyard garden. A splendid home in the heart of Stratford.

TOTAL AREA : c1086 sq ft  
- indicative elevations, plans and measurements  
- not to scale





# - HANDSOME, GEORGIAN STYLE -

PERFECTLY PROPORTIONED ELEVATIONS

*- town living in style -*



NORTH ELEVATION - MAIN ENTRANCE



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

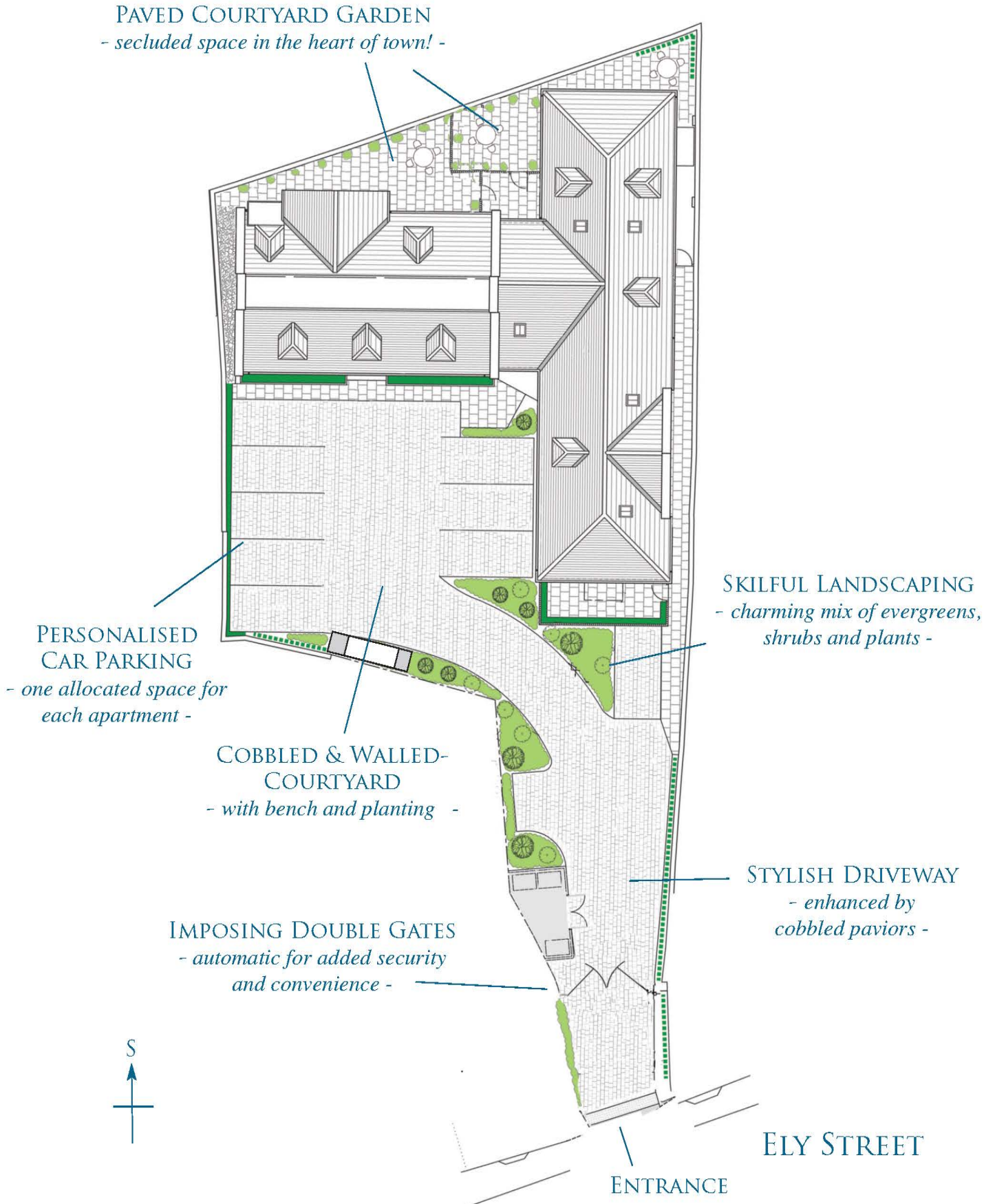
*- indicative elevations, plans and measurements  
- not to scale*



# - SITE PLAN -

ATTRACTIVE LANDSCAPING, EXACTING DESIGN

*- a mix of ease of living with inviting surroundings -*

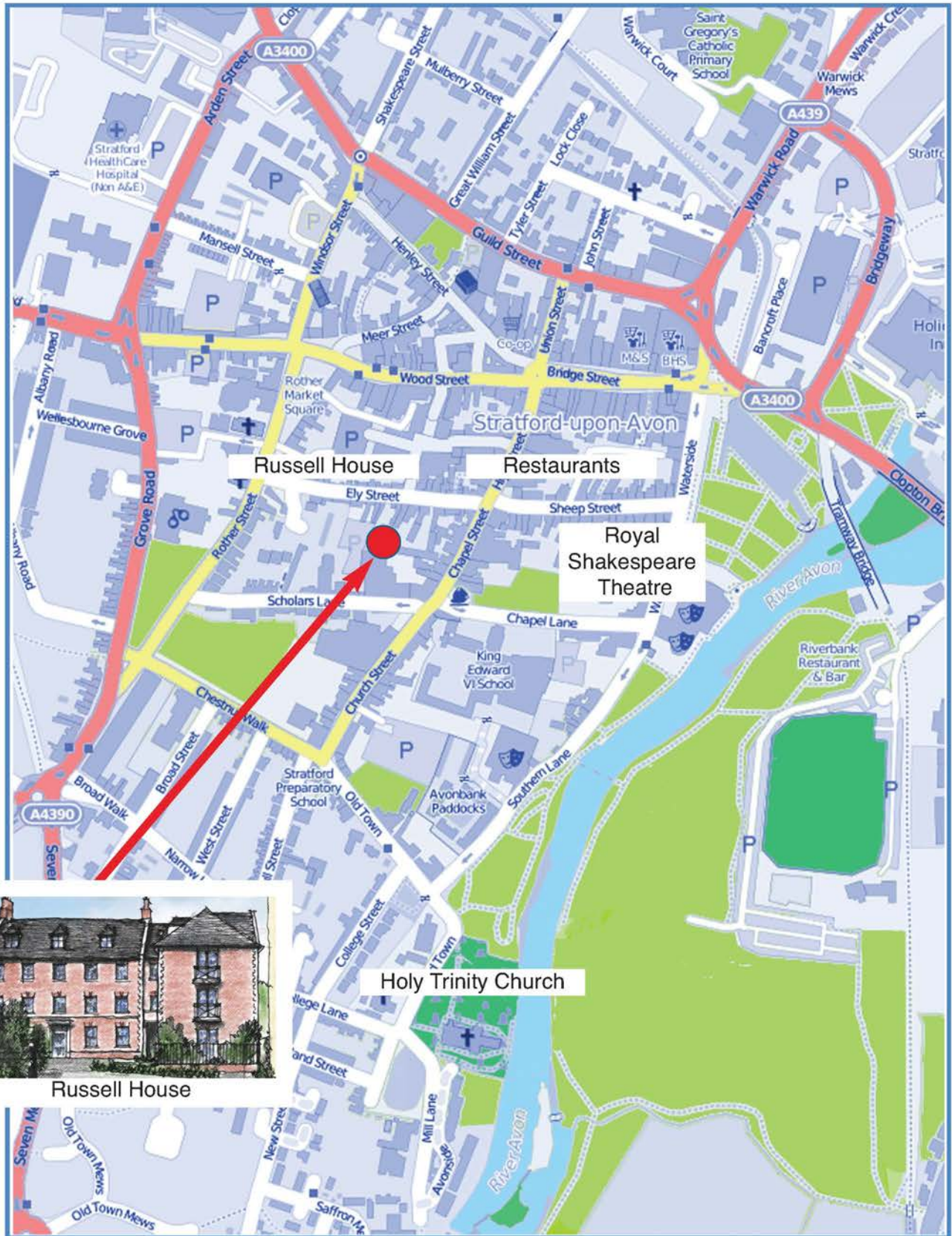




# - A SUPERB CENTRAL LOCATION -

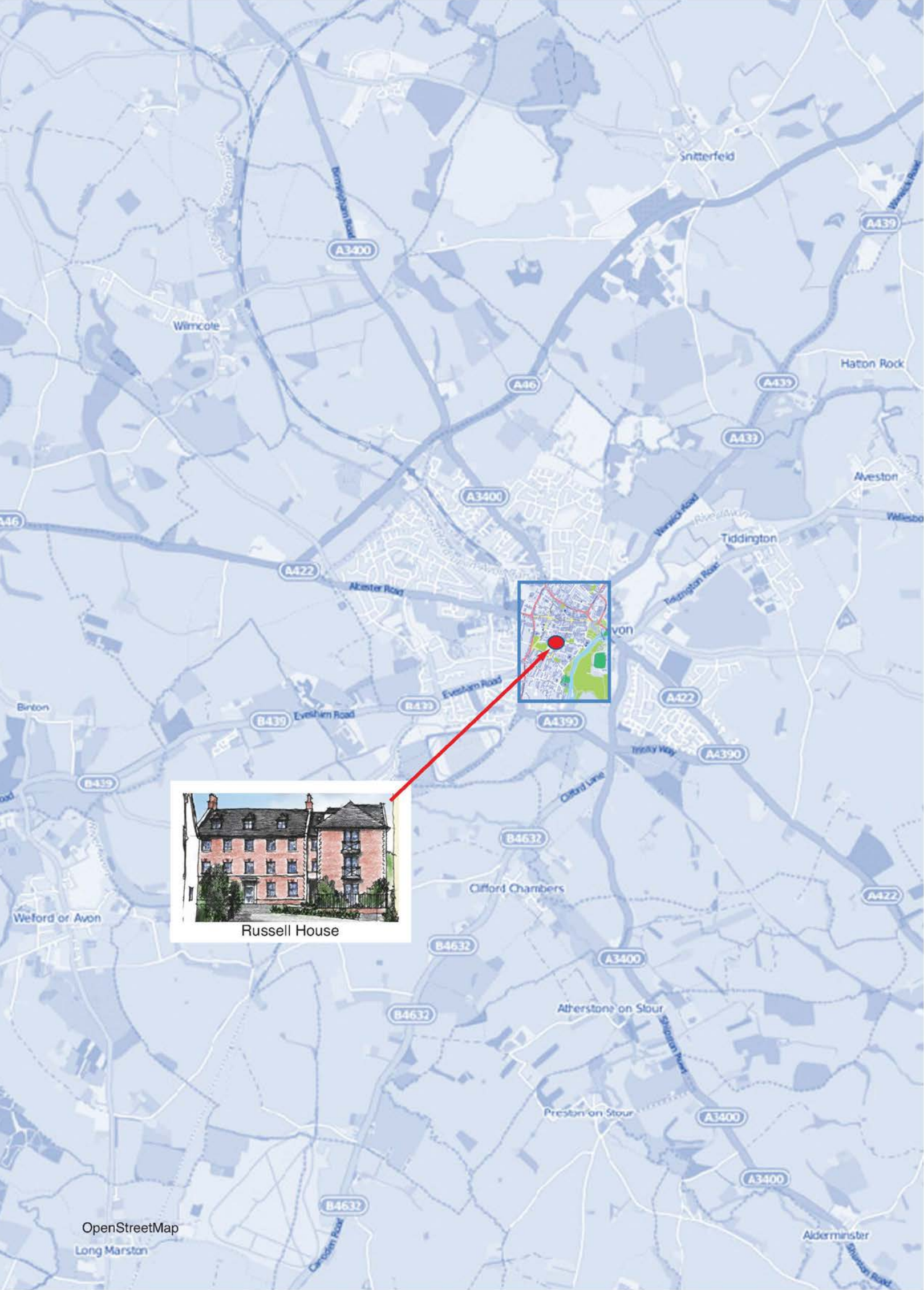
STRATFORD-UPON-AVON - THE CENTRE OF ENGLAND

- Russell House - the centre of Stratford-upon-Avon -



Russell House





Russell House



# - A VERY RARE OPPORTUNITY -

## BRAND NEW LUXURY APARTMENTS

*- in the centre of Stratford-upon-Avon -*

**R**ussell House is a very rare opportunity to buy a brand new luxury apartment in an exclusive gated development right in the centre of Stratford in Ely Street, just off the High Street. There are just nine beautifully designed apartments available.

### - OASIS OF CALM

The development is walled and gated creating an oasis of calm and security but walk out and you are immediately amongst shops and restaurants and all the delights Stratford has to offer.

### - BEAUTIFUL GEORGIAN STYLE

It is designed in the Georgian style and built from traditional construction materials to stand the test of time – brick, block, hardwood windows, natural slate roof, aluminium guttering.

### - LIGHT & SPACIOUS

The apartments are light and spacious with windows all round and have areas ranging from c800 sq ft to nearly 1350 sq ft – generally two bedroom with two bathrooms. Three are duplex with bedroom suites complete with dressing rooms.

### - PRIVATE GARDENS, WONDERFUL BALCONY VIEWS

All have external space – either ground floor gardens or balconies – or both! The upper apartments have spectacular views of the rooftops, the Guild Chapel, the Royal Shakespeare Theatre and other landmark buildings in the town and distance views of the hills beyond.

### - DEDICATED PARKING

There is one dedicated car parking space per apartment. Other parking is available either on Ely Street, or in the car parks at the end of the street or the NCP in the Town Square shopping centre opposite.

### - LOW RUNNING COSTS

The apartments are very energy efficient meeting the latest stringent standards and include thick insulation in the walls, double glazed and draught proof windows, condensing combination boilers, flue gas heat recovery and energy efficient lighting. They will require minimal energy so running costs will be low.

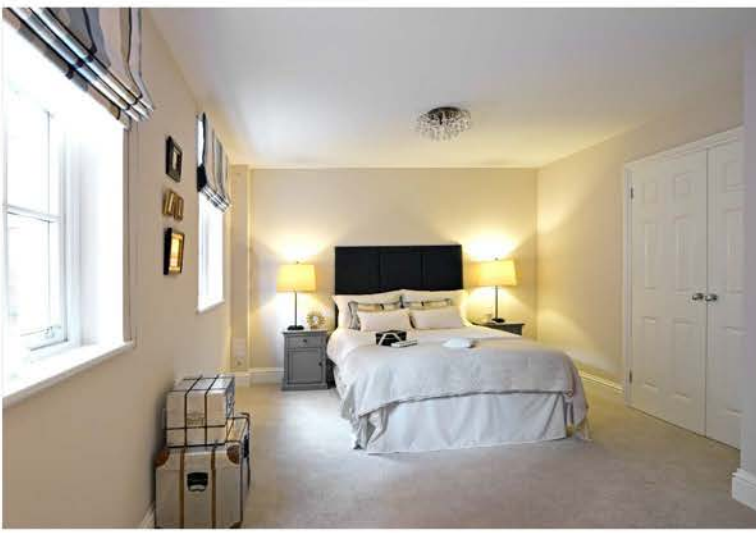
### - HIGH STANDARDS

The apartments are finished to a high standard throughout including solid doors, oak floors and good quality kitchens. Every apartment has a bath and shower. The kitchens have stylish modern units with granite worktops and integrated appliances.

*'A wonderful opportunity to enjoy living in Stratford-upon-Avon at its best!'*







*show flat: furniture and fittings not included*

