



# Sandringham Avenue

STRATFORS UPON AVON, CV37 0SW

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**CAN BE BOUGHT AS A 50% SHARED  
OWNERSHIP OR OUTRIGHT & OFFERED  
FOR SALE WITH NO ONWARD CHAIN.**

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**Property at a glance**

Can buy 50% or 100% of the property

Modern semi detached house

Living room

Kitchen / dining area

Bathroom & downstairs WC

Substantial enclosed rear garden

Driveway parking for two vehicles

Close to local amenities

No onward chain

EPC rating - B





In brief the property comprises of; good sized entrance hallway, internal storage cupboard, WC, living room and modern kitchen / dining area with integrated cooker, hob, fridge freezer and washing machine.

Upstairs there are three double bedrooms and a good sized modern white family bathroom suite.

Further benefits include UPVC double glazing throughout, gas central heating, a substantial sized East facing garden which is mainly laid to lawn with a patio area off the kitchen and driveway parking in front of the house for 2 vehicles. The property also has approximately 3 years left of its NHBC and further communal parking can be found to the front of the property.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

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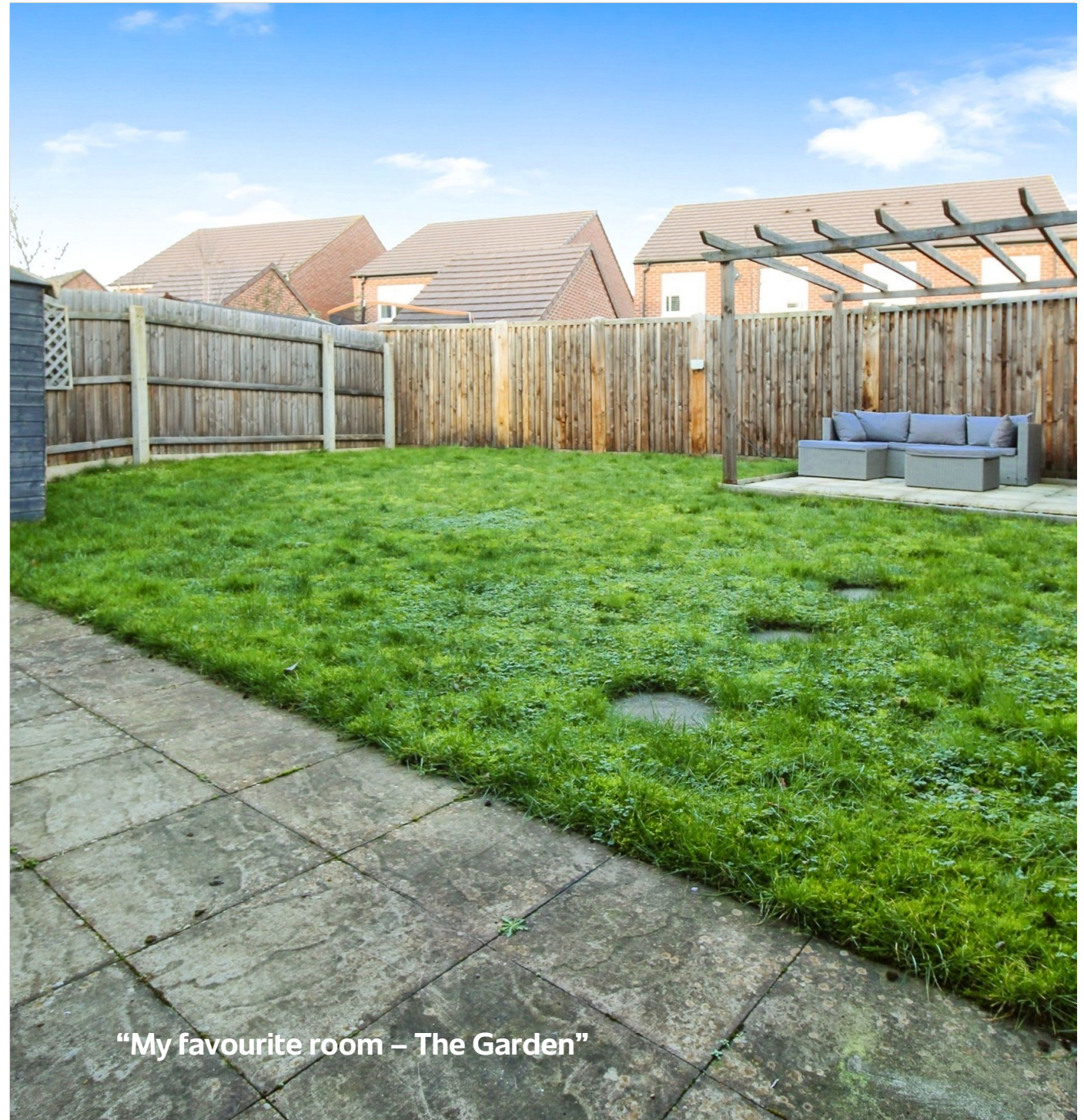
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## The Seller's View

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"I bought this house 7 years ago when it was brand new, mainly due to the popular location, literally everything is close by, shops, schools, parks, M40 etc.

My favourite part of the house has to be the generous sized rear garden, its lovely in the summer having a BBQ or family party."



"My favourite room – The Garden"

Services

Main water, gas and electric.

Tenure

Leasehold - 117 years remaining on the lease.  
Ground rent £50 per annum.  
Service charge & rent - £535.35 per month.

Local Authority & Tax Band

Stratford District Council  
01789 267575

Viewing Arrangements

Viewing strictly by appointment with sole agent  
Nathaniel Cleaver - 07793 363210  
nathaniel@thepropertyexperts.co.uk

Property & Services information:

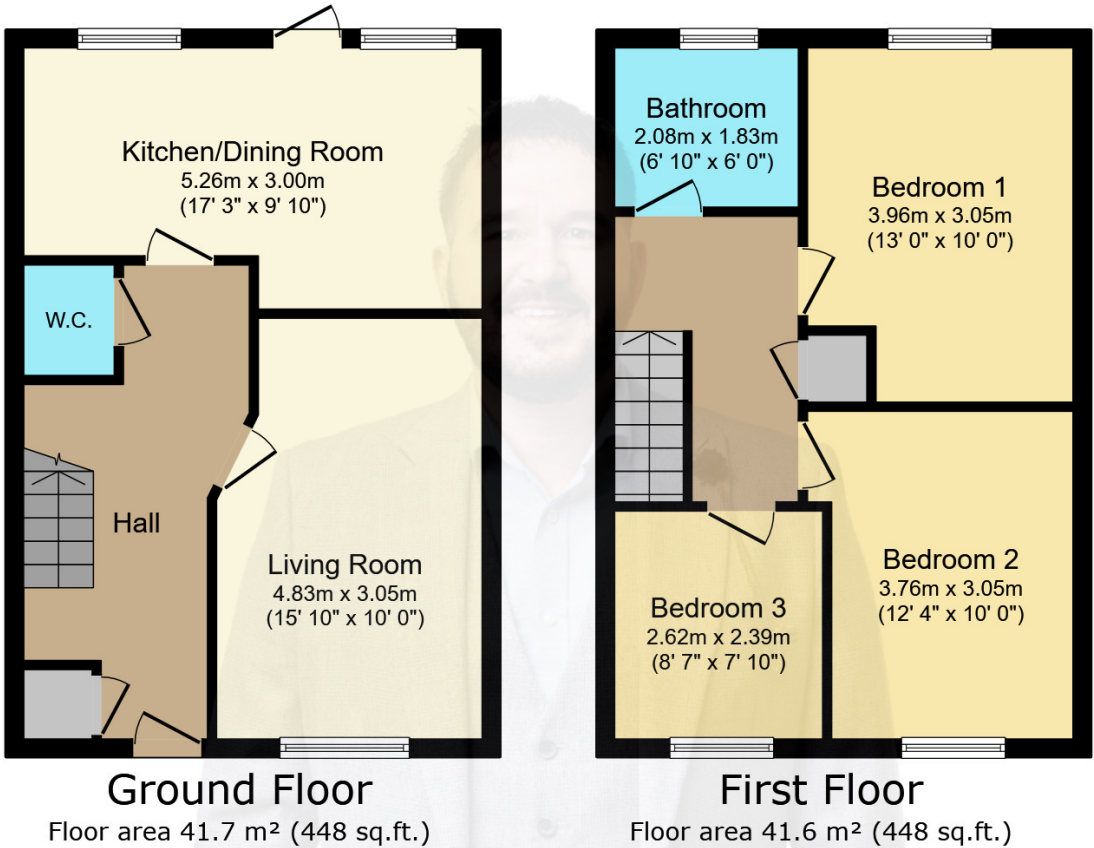
Mobile Coverage: 4G coverage is available in the area - please check with your provider  
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 120MB average download speed.

Utilities: Mains gas, electricity, mains water and sewerage are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenities/Distances

,Close to all local amenities, shops, schools, parks, train station and M40.

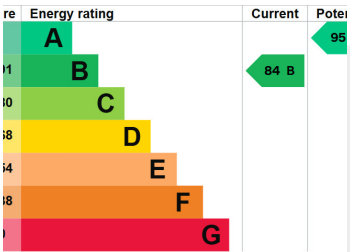


TOTAL: 83.3 m<sup>2</sup> (897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyHub.co.uk](http://www.PropertyHub.co.uk)

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the **Area**

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## Stratford upon Avon

Stratford-upon-Avon, a medieval market town in England's West Midlands, is the 16th-century birthplace of William Shakespeare. Possibly the most famous writer in the English language, Shakespeare is known for his sonnets and plays such as 'Romeo and Juliet' and 'Hamlet'. The Royal Shakespeare Company performs his plays in the Royal Shakespeare Theatre and adjacent Swan Theatre on the banks of the River Avon.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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# Nathaniel Cleaver

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🌐 [thepropertyexperts.co.uk](https://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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