



SAMUEL WOOD

I Sandford Court, Church Stretton, Shropshire, SY6 6BH  
Offers In The Region Of £115,000



# I Sandford Court

Church Stretton, Shropshire, SY6 6BH



- Town Centre Location
- Investment Opportunity
- Fully Fitted Kitchen
- No Onward Chain
- 2 Double Bedrooms
- Garage, Store Room & Parking
- EPC Rating 'C'

A fantastic opportunity to acquire this beautifully presented 2-bedroom first floor apartment situated in the picturesque town of Church Stretton, Shropshire. This well-maintained property offers modern living in a tranquil and sought-after location. No onward chain.

Located in the heart of Church Stretton, Sandford Court provides the perfect blend of convenience and tranquility. The town center, with its charming shops, cafes, and restaurants, is just a short stroll away. The stunning Shropshire Hills Area of Outstanding Natural Beauty is right on your doorstep, offering a plethora of outdoor activities, from hiking and cycling to bird watching.

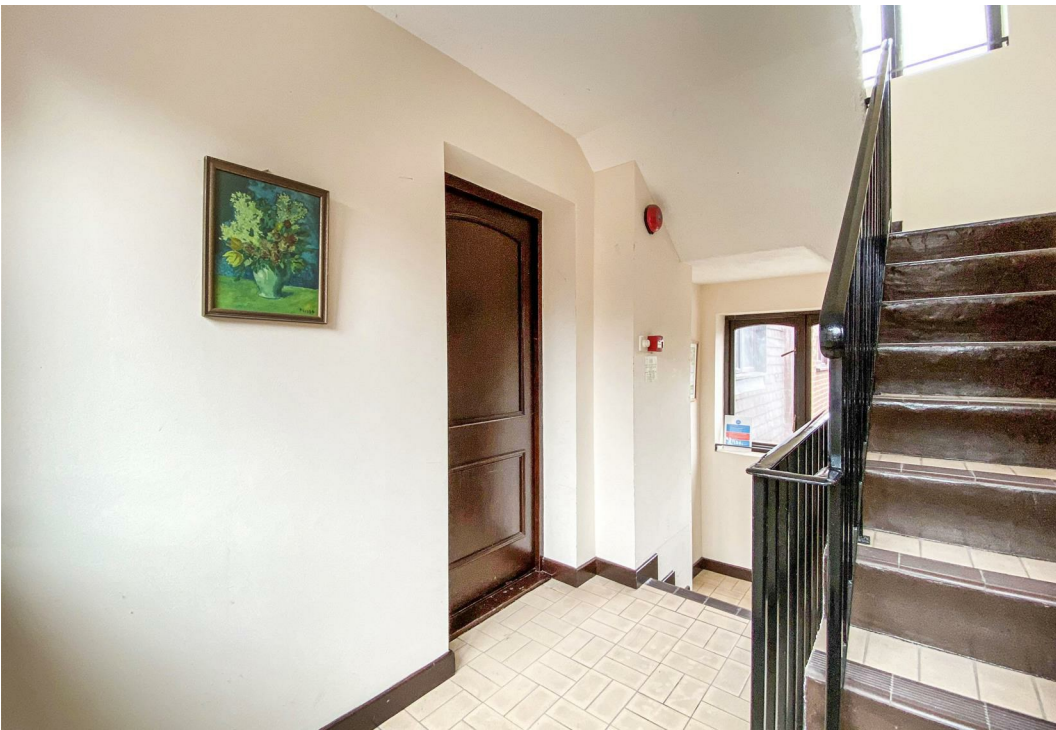
Upon entering the apartment, you are greeted by a welcoming hallway that leads to all rooms. The open-plan living and dining area is illuminated by natural light from the large windows, creating a bright and inviting space. The kitchen boasts a range of built-in appliances, including an integrated raised height oven and electric ceramic hob, with planned space for washing machine.

The apartment offers two well-proportioned bedrooms, each with ample space for furnishings and storage. The family bathroom is well appointed with a modern suite in white, comprising a bathtub with shower over, a W.C. and a pedestal wash basin.

Situated within the well-maintained Sandford Court development, the property benefits from an allocated parking space, garage and store room for added convenience.







## Directions

Heading towards the town centre, Sandford Court can be found on the left under a brick arch, parking can be found in the courtyard.

Tenure: Leasehold which commenced 999 years from 1st March 1988.

Service Charge: £3,142.54 for the year 2024

Ground Rent: Increase from £35 per year from the start of the lease, rising to £250 at the end of 999 year lease.

Services: We understand that the property has gas central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Superfast 80 Mbps

Flood Risk: Very Low

Local Authority:  
Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire  
SY2 6ND.

Tel. 0345 678 9000

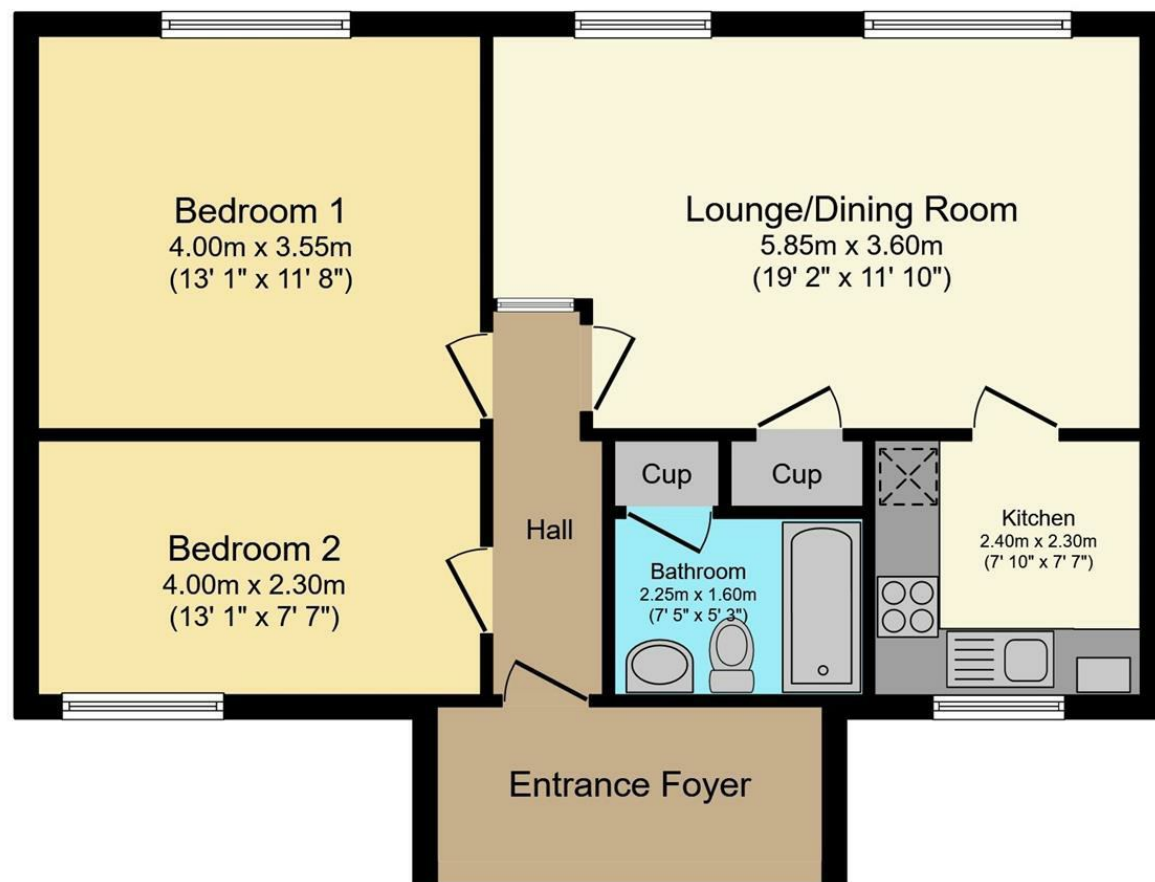
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

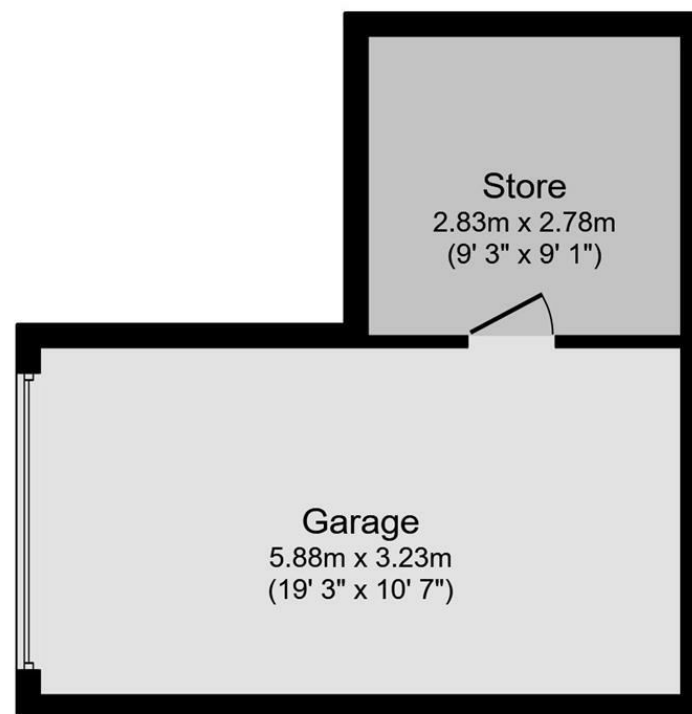
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Ground Floor**



**Garage**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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