



**Sandfield Court ,**  
Stratford-upon-Avon, CV37 9AH



# Guide Price £195,000



A chance to acquire a ground floor apartment, set in well maintained communal grounds and ideally located with a short stroll to the town centre and to the Greenway.

The property is situated on the front of the development and being on the ground floor enjoys direct access into the communal gardens. The internal accommodation briefly comprises; Reception Hall with storage, Generous Living/Dining Room with doors out to the gardens, Fitted Kitchen inc built in oven, hob & extractor, Two Bedrooms and a modern Shower Room.

There is also a garage situated in the adjoining block.

There is approximately 945 years unexpired on the lease. We understand the service charge is £900.00 per annum and the ground rent is £15.00 per annum.

NO ONWARD CHAIN







**Tax Band: C**

**Council:** Stratford District Council

**Tenure:** Leasehold

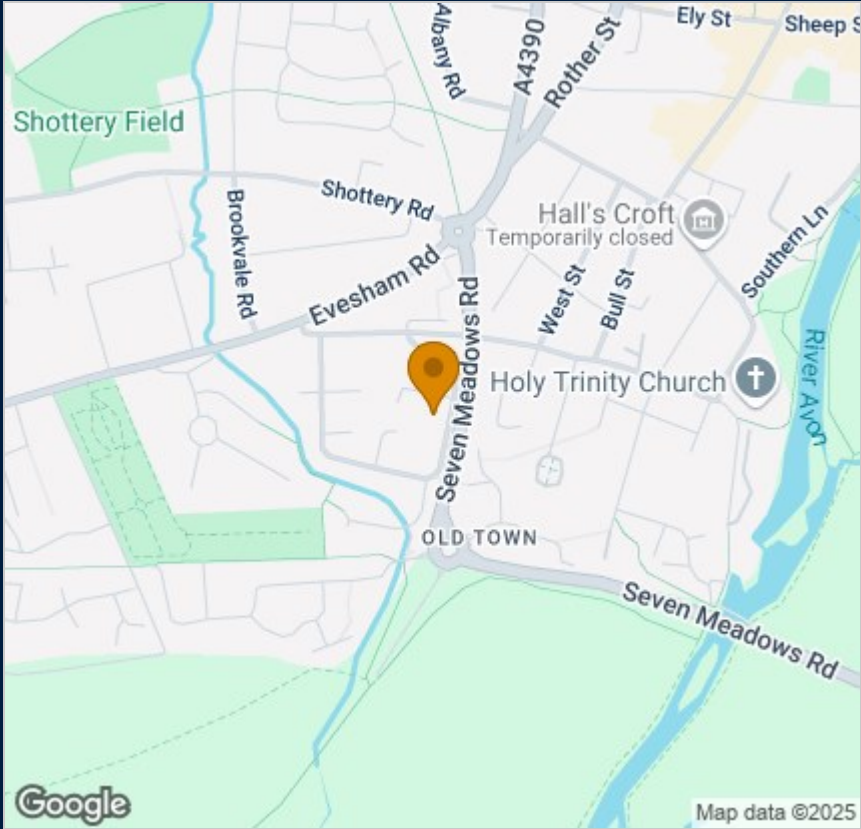
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

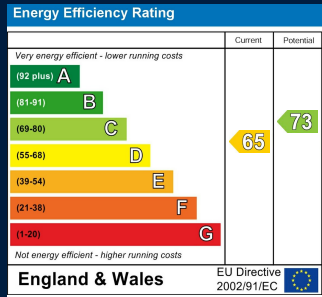
# Floor Plan



## Map



## Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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