



Lea Court, Sandfield Road
Stratford upon Avon, CV37 9AJ

Jeremy
McGinn & Co

LEA COURT IS SITUATED IN A REALLY CONVENIENT LOCATION BEING A SHORT WALK TO THE TOWN CENTRE WITH IT'S EXCELLENT RANGE OF AMENITIES INCLUDING SHOPS, CAFES AND RESTAURANTS AS WELL AS THE WORLD FAMOUS ROYAL SHAKESPEARE THEATRE.

THIS PARTICULAR PROPERTY COMPRISES A FIRST FLOOR APARTMENT WITH A BALCONY OVERLOOKING THE COMMUNAL GARDENS TO THE REAR AND WE UNDERSTAND IS OFFERED FOR SALE WITH A SALE OF THE FREEHOLD AND A GARAGE SITUATED IN A BLOCK TO THE REAR. THE ACCOMMODATION BENEFITS FROM GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.

The accommodation comprises:

Communal Entrance Hall

Hall

Panelled front door, uPVC double glazed window to front, parquet type flooring and ceiling light point. Walk in cloaks cupboard with uPVC double glazed window.

Lounge 17' 10" x 10' 6" (5.43m x 3.20m)

uPVC double glazed window to front, power point, parquet type flooring, radiator, power points and T.V. point. uPVC double glazed picture window incorporating door to balcony and two ceiling light points.



Airing Cupboard

Housing Worcester combination boiler.

Kitchen 7' 1" x 8' 11" (2.16m x 2.72m)

With base cupboards surmounted by roll edge laminate work surfaces and wall cupboards over. Stainless steel single drainer sink unit with central mixer tap and draining bowl. Built in oven, four ring ceramic hob and extractor hood. Freestanding slimline dishwasher, under counter fridge, power points, ceiling light point and uPVC double glazed window.

Bedroom One 12' 1" x 9' 0" (3.68m x 2.74m)

uPVC double glazed window, power points, radiator and ceiling light point.



Bedroom Two 7' 8" x 9' 7" (2.34m x 2.92m)

Radiator, power points, uPVC double glazed window and ceiling light point.

Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)

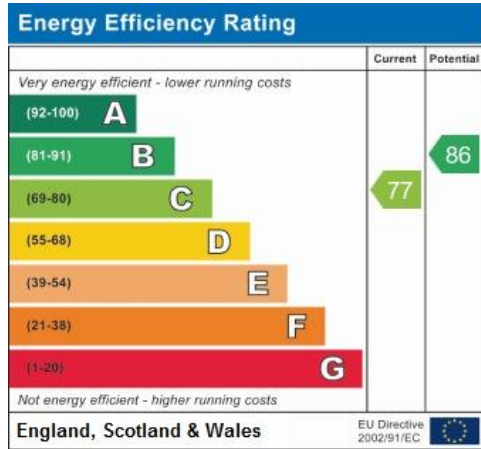
White suite comprising panelled bathroom with fitted shower and screen, pedestal wash basin and low flush W.C., radiator and fully tiled.

Services

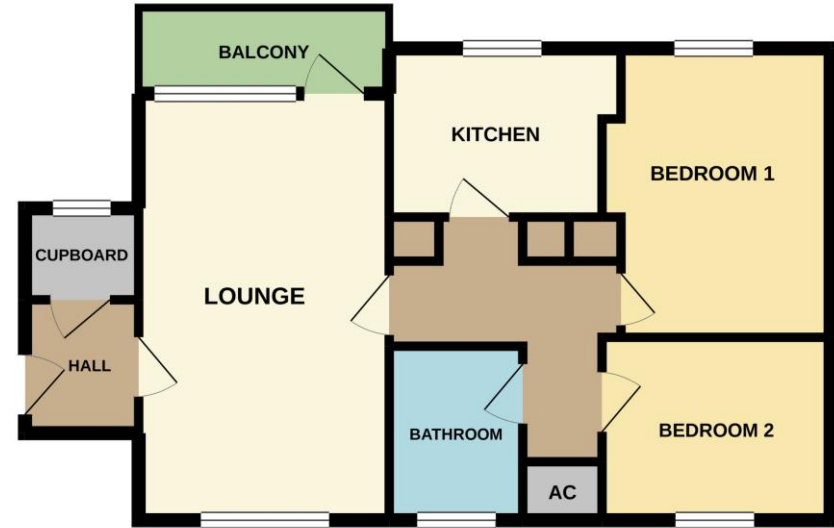
We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

Local Authority

Stratford on Avon DC – Council Tax Band C



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2020



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