

**ehB**  
RESIDENTIAL

Your Property - Our Business



**5, Sanctus Court, Stratford-upon-Avon**

**£950 Per Month**



## POPULAR OLD TOWN LOCATION

Very spacious two double bedroom first floor flat with large living room and south facing balcony, modern fitted kitchen and bathroom.

GAS CENTRAL HEATING AND DOUBLE GLAZING.

AVAILABLE 8th November

- NO SHARERS - NO PETS - NO SMOKERS

### Communal Entrance Hall

Carpetted - staircase to first floor.

### Hall

Radiator.

### Living Room

23'5" x 11'10" max (7.14 x 3.61 max)  
9'11" (3.02m) min.

Double glazed windows to triple aspect east, south and west. Two radiators. Double glazed

door opening to south facing balcony. T.V. aerial point. Cable point.

### Kitchen

11'2" x 6'11" (3.40 x 2.11)

Recently refitted with modern range of units. Inset single drainer stainless steel sink with mixer tap attachment and cupboard space under. Range of eye and base level units. Ample work surfaces and breakfast bar. Walls tiled around the splash areas. Built-in oven, hob and cooker hood. Upright fridge freezer.



Washer / dryer. Double glazed window overlooking communal gardens. Radiator.

#### Bathroom

Recently refitted with modern white suite. Panelled bath with Mira Zest shower over. Pedestal wash hand basin. Walls fully tiled. Close coupled w.c. Mirror fronted medicine cabinet. Heated towel rail. Electric shaver point. Double glazed window. Airing cupboard housing the gas fired combination central heating boiler.

#### Bedroom One

9'11" x 11'6" (3.02 x 3.51)

Less space taken up with built-in double wardrobe with full height mirror fronted sliding doors. Further built-in wardrobe. Double glazed window. T.V. aerial point lead. Radiator.

#### Bedroom Two

9'3" x 11'5" (2.82 x 3.48)

less space taken up with built-in double wardrobe and full height mirror fronted sliding

doors. Further built-in wardrobe. Double glazed window. Radiator.

#### Outside

Attractive well maintained communal gardens and residents' parking area.

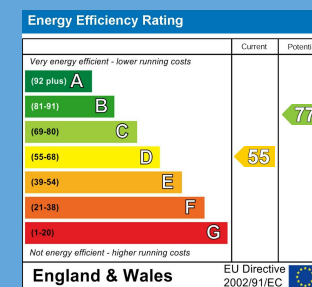
Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.

## Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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