

13 Lea Court Sandfield Road, Stratford-Upon-Avon

Guide Price **£175,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

13 Lea Court Sandfield Road

Stratford-Upon-Avon

A two double-bedroom duplex apartment located near Stratford-upon-Avon town centre offering generous accommodation throughout and making it an ideal home or investment property
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Duplex apartment with two double bedrooms
- Light-filled sitting and dining room opening directly onto a private balcony
- Generous fitted breakfast kitchen
- Family bathroom with shower
- Set within well maintained communal grounds
- Ideal for families or investors alike
- Enjoys a quiet setting close to the town's attractions without the tourist crowds.
- Close proximity to the town's independent bakeries, Michelin-starred restaurants, and scenic walks
- No Onward Chain









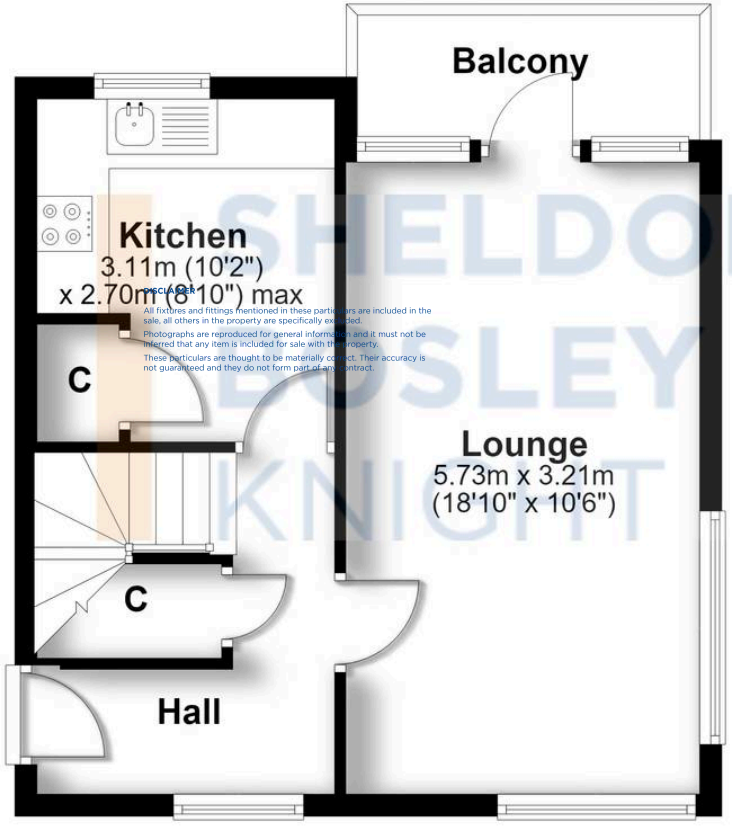






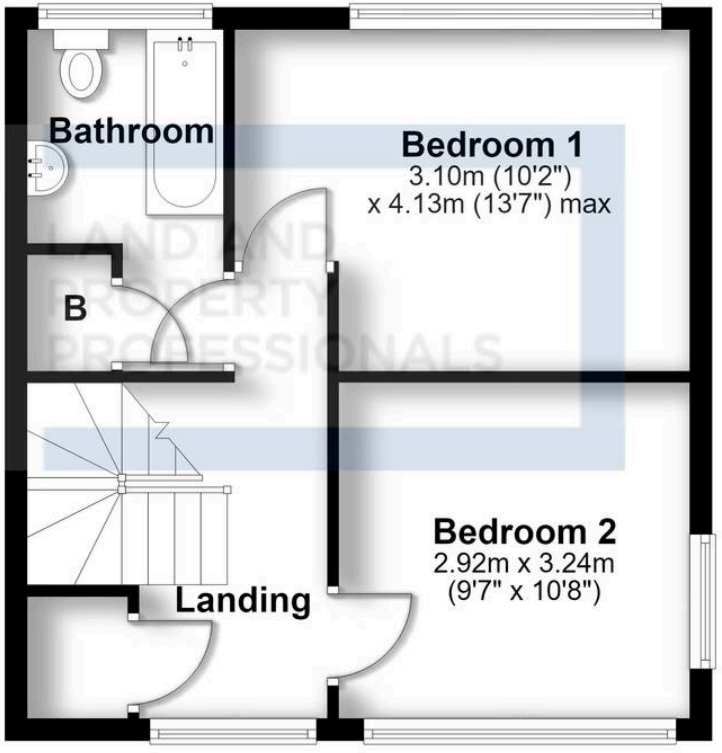
First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)
(excluding Balcony)



Second Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Total area: approx. 73.3 sq. metres (788.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.