



First Floor Flat, 72 Albany Road, Stratford-upon-Avon

Guide Price **£240,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

First Floor Flat

72 Albany Road, Stratford-Upon-Avon

Charming duplex near Stratford upon Avon centre with two double bedrooms, feature bay window, fireplace, modern kitchen, and rooftop views. Ideal for first time buyers or investors.

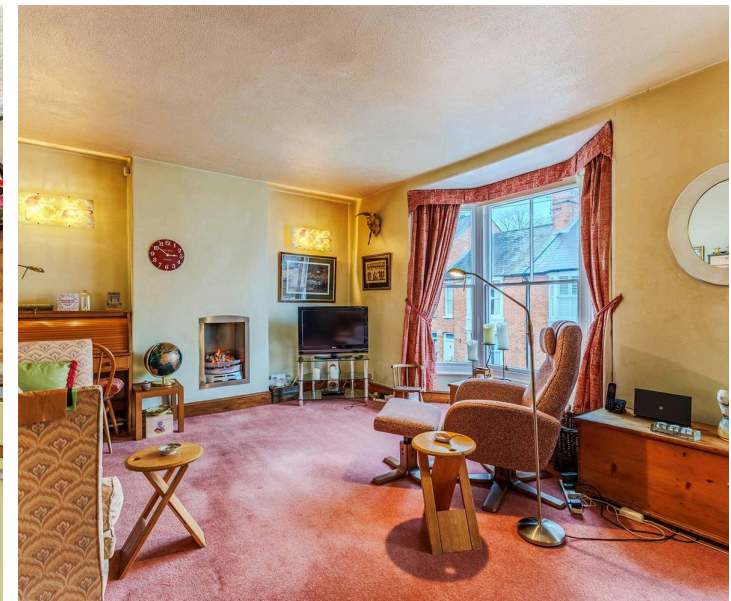
Council Tax band: C

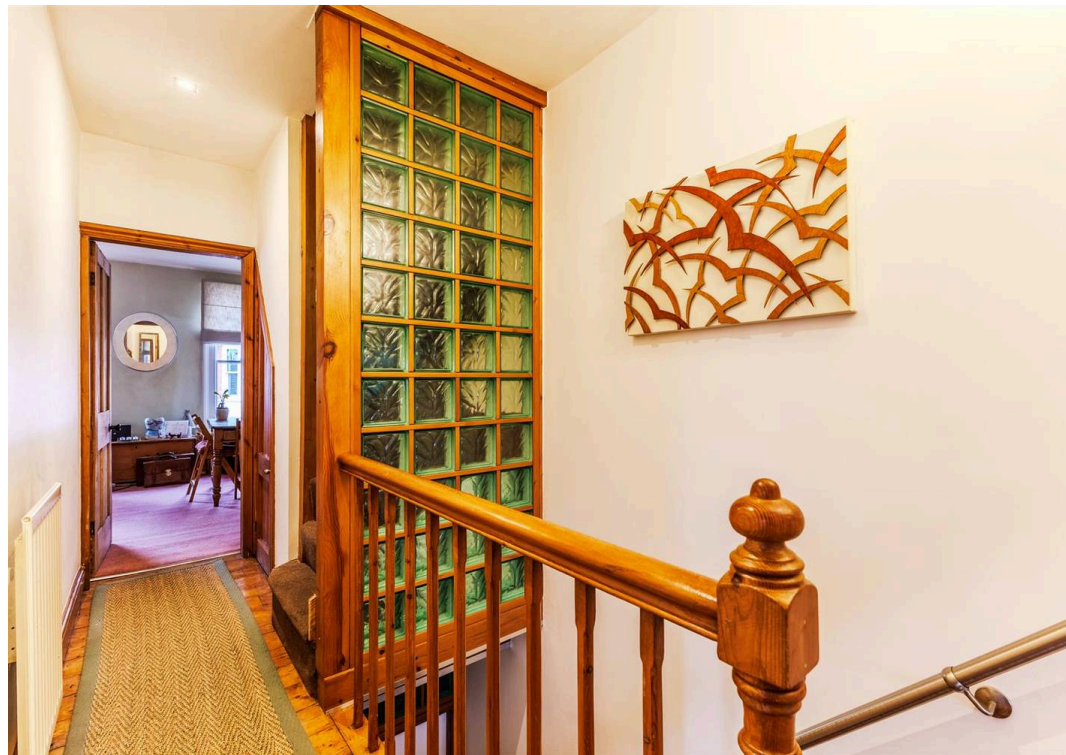
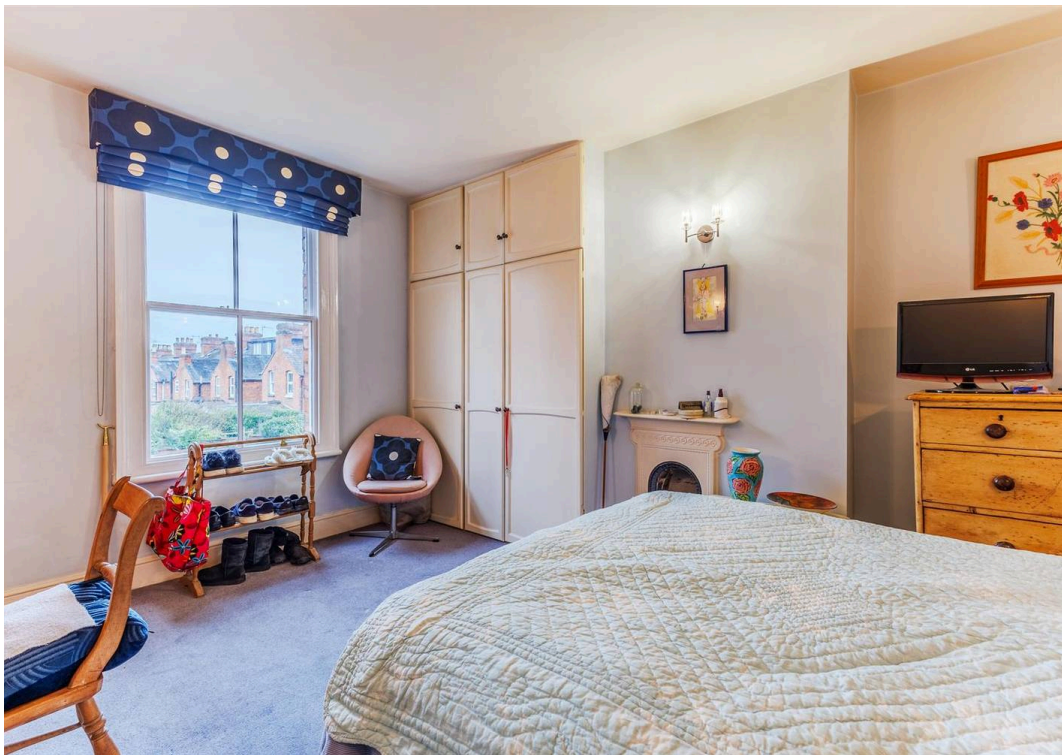
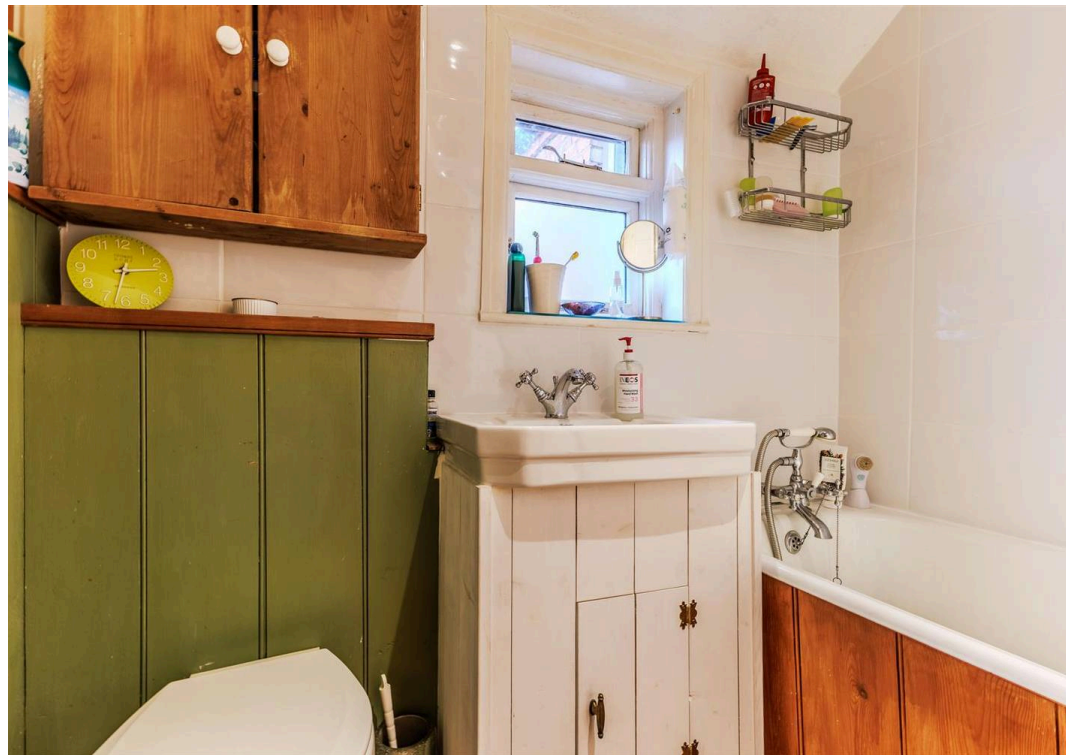
Tenure: Freehold

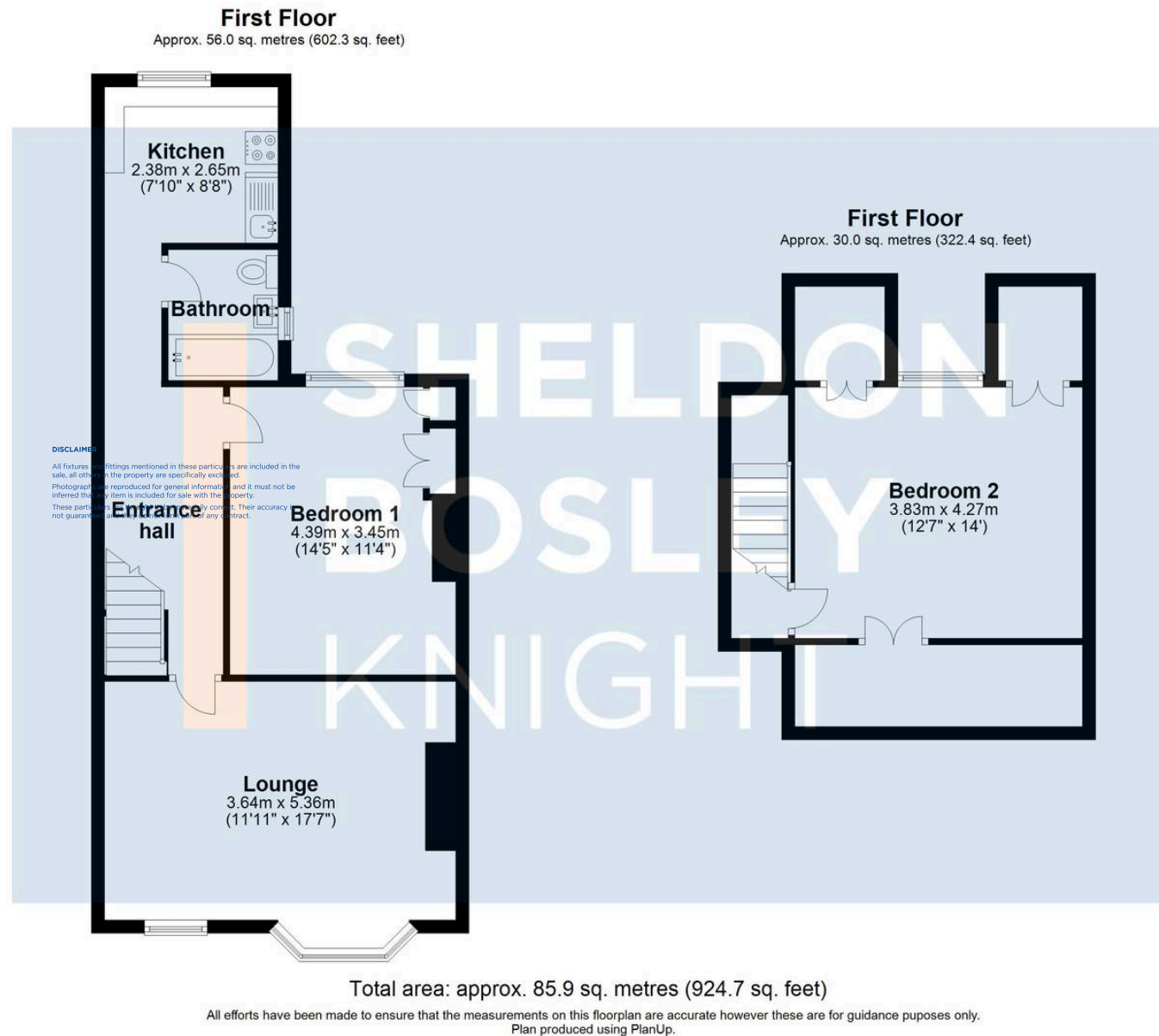
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Town Centre & Train Station Within 1 Mile
- Period Property Retaining A Wealth Of Original Features
- Large Open Plan Living Diner
- Two Double Bedrooms With Built In Storage
- Restored Double Glazed Sash Windows
- Functioning Feature Gas Fireplace
- Ideal First Time Purchase or Buy To Let Investment
- Rare Opportunity







Sheldon Bosley Knight Stratford-Upon-Avon

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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.