APARTMENT 5 SANDFORD COURT

SANDFORD AVENUE | CHURCH STRETTON | SHROPSHIRE | SY6 6BH

A well-maintained apartment offering rooms of pleasing proportion in the heart of one of Shropshire's most desirable market towns.

Offers in the region of £110,000

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- **Well-maintained first floor apartment**
- **Spacious open plan sitting/dining room**
- **Excellent opportunity for modernisation**
- **Attractive views towards the countryside**
- **Private garage, guest parking and workshop**
- **Prime central position within the town**

DIRECTIONS

What3words: ///emporium.imported.films

Approaching from Shrewsbury on the A49 southbound. Upon reaching the traffic lights at the junction of the B4371 turn right onto Sandford Avenue. Immediately after the pedestrian lights just beyond the Fire Station turn right into the driveway immediately to the right of the Chocolate Gourmet Shop. This driveway is for vehicular and pedestrian access

SITUATION

Sandford Court enjoys a superb central position in the heart of Church Stretton, one of Shropshire's most sought-after market towns, often referred to as "Little Switzerland" due to its spectacular setting beneath the Long Mynd and Caer Caradoc Hills.

The property is perfectly placed to take advantage of the town's excellent range of independent shops, cafés, restaurants, supermarkets, medical facilities and leisure amenities, all of which are within comfortable walking distance. Church Stretton is particularly renowned for its outstanding walking, cycling and outdoor pursuits, with miles of scenic footpaths and bridleways across the Long Mynd, Carding Mill Valley and the surrounding Shropshire Hills National Landscape.

The town also benefits from excellent transport connections, with a mainline railway station providing direct services to Shrewsbury, Hereford, Cardiff, Manchester and beyond. The nearby A49 offers convenient road links to Shrewsbury, Ludlow and the wider motorway network, making the property ideal for both commuters and those seeking a peaceful lifestyle within easy reach of larger towns and cities.

Church Stretton combines an exceptional natural setting with an excellent range of everyday amenities, making it one of the county's most desirable places to live.

DESCRIPTION

Flat 5 Sandford Court is a well-presented and spacious two-bedroom first floor apartment, occupying an enviable central position within the picturesque market town of Church Stretton. The property has been exceptionally well maintained throughout and offers buyers an excellent opportunity to modernise and personalise the accommodation to their own taste.

Enjoying attractive views towards the surrounding countryside, the apartment provides light and well-proportioned accommodation, ideal for those seeking a low-maintenance home or a convenient lock-up-and-leave property.
The accommodation comprises a generous open plan sitting and dining room, a fitted kitchen, two well-proportioned bedrooms and a shower room. Externally, the property further benefits from a private garage with a useful workshop beyond, together with guest parking for visitors.

Offering enormous potential in a highly sought-after location, Flat 5 Sandford Court presents an excellent opportunity to acquire a home within easy walking distance of the town's excellent amenities and the outstanding Shropshire Hills National Landscape.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TERMS OF LEASE

999 years from 18th November 1988 - 961 years remaining

The Service Charge for 2026 of £7,048 is artificially high as there's a significant provision for roof repairs in the 2026 charges. The roof repairs will take place in early 2027 and the full provision for these charges is included in the 2026 service charge, which has already been paid in full.
The expected service charge for 2027 is about £1,500 which is consistent with charges locally for similar properties.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

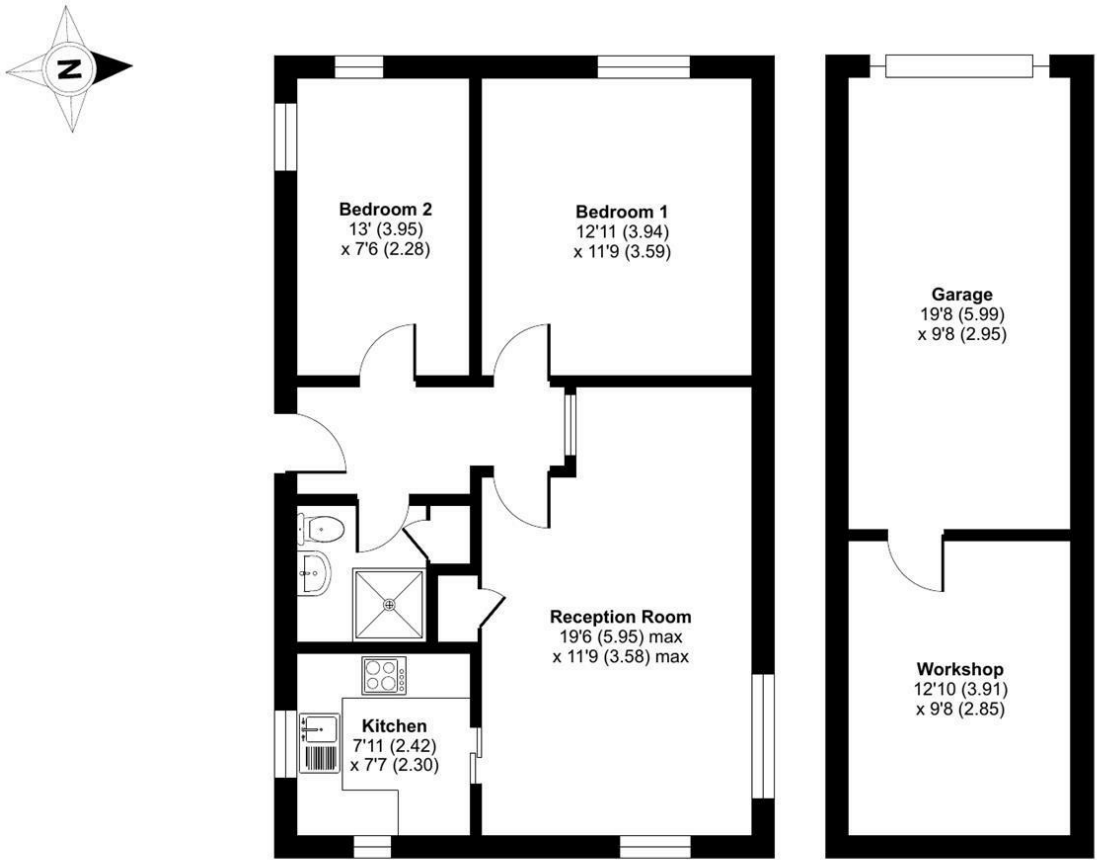
COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

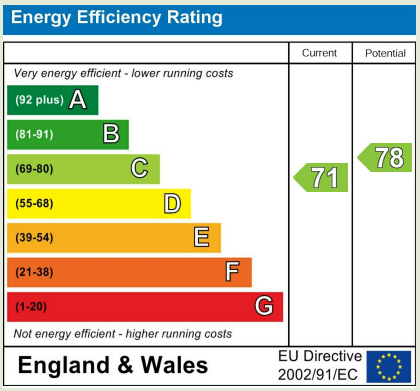
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 652 sq ft / 60.6 sq m
Garage = 319 sq ft / 29.6 sq m
Total = 971 sq ft / 90.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1500115



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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