



Sandfield Road ,
Stratford-upon-Avon, CV37 9AJ

Jeremy
McGinn & Co 

Guide Price £180,000



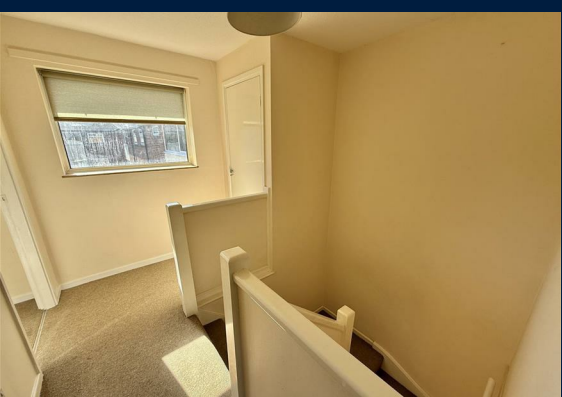
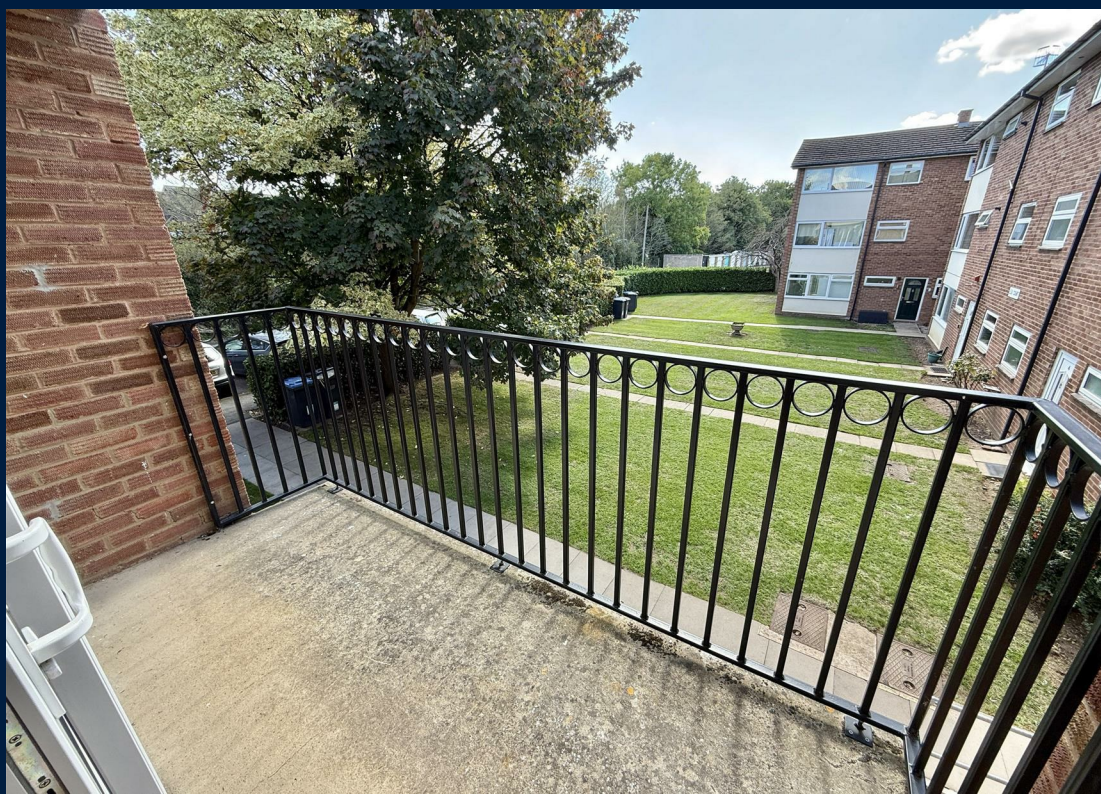
For sale with NO ONWARD CHAIN, a chance to acquire a spacious duplex apartment, located in a popular and established residential road within easy walking distance of the town centre, local schools, supermarkets, train station and The Greenway.

The property itself benefits from a SHARE OF FREEHOLD with a 999 year lease and a single garage en bloc.

Internally, the accommodation benefits from gas central heating being arranged over two floors and briefly comprises; Inner Hallway, Triple-Aspect Living Dining Room with a Balcony overlooking the front, Fitted Kitchen, Two Double Bedrooms and a Bathroom.

Outside, there are well maintained communal gardens and a communal parking area.





Tax Band: C

Council: Stratford District Council

Tenure: Leasehold - Share of Freehold

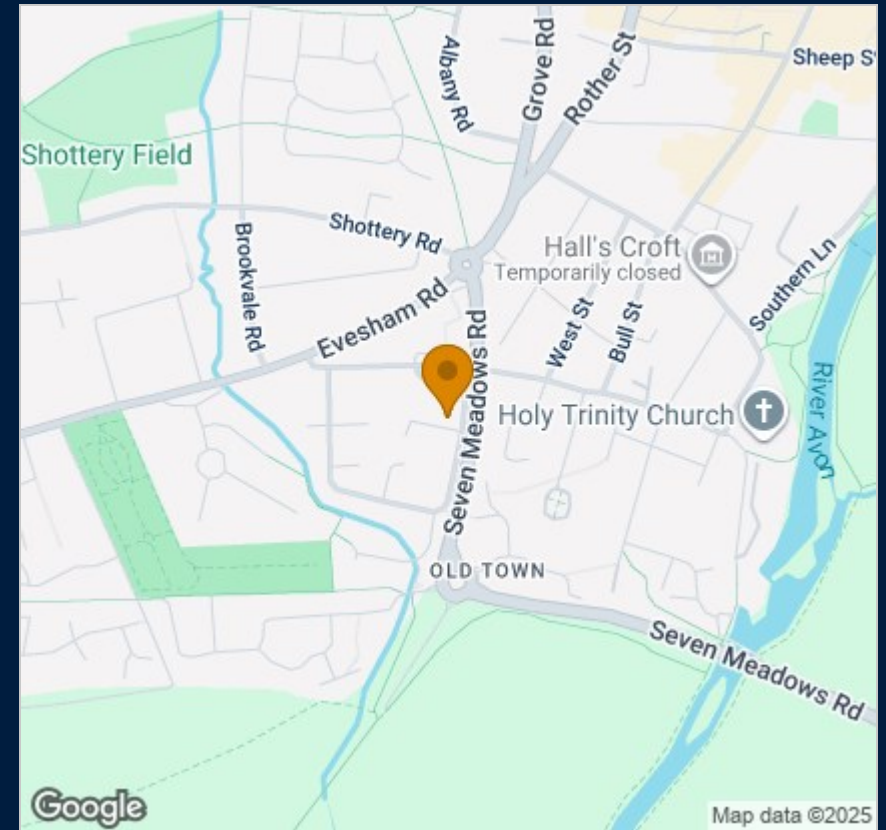
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year.

Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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