



Sanctus Court,
Stratford-upon-Avon, CV37 6DL

Available at
Offers In The Region Of £215,000



A superbly situated two double bedroom top floor apartment, occupying a highly sought-after location on the south side of Old Town and within easy walking distance of Stratford-upon-Avon town centre and the Royal Shakespeare Theatre.

The property enjoys an excellent position for those wishing to take full advantage of everything the town has to offer, with a wide range of shops, cafés, bars and restaurants all readily accessible on foot, together with the world-famous Royal Shakespeare Theatre.

Approached through well-presented communal areas, the building benefits from an entry phone system enabling residents to provide visitor access from within the apartment.

The accommodation has been subject to recent upgrading and is presented in a smart contemporary style, benefiting from gas-fired central heating via a combination boiler and double glazing throughout.

A particular feature is the impressive full-depth living/dining room, which provides a bright and welcoming living space with direct access onto a sit-out balcony – an ideal spot to enjoy some fresh air or simply relax.

The recently fitted kitchen is finished in a contemporary style and incorporates a comprehensive range of integrated appliances, whilst the equally stylish shower room has also been recently upgraded.

There are two well-proportioned double bedrooms, completing this particularly appealing and conveniently located apartment.

Tenure: Leasehold – 999-year lease with approximately 937 years unexpired
Ground Rent: Nil
Service Charge: Approximately £1,800 per annum





Tax Band:

Council:

Tenure: Leasehold

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

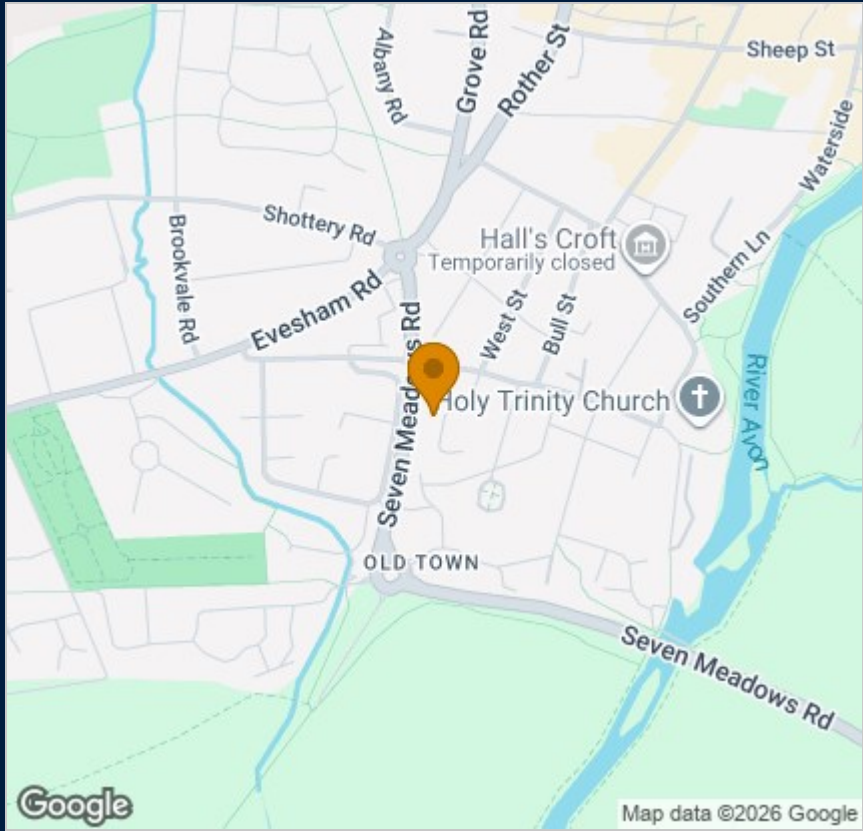
Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



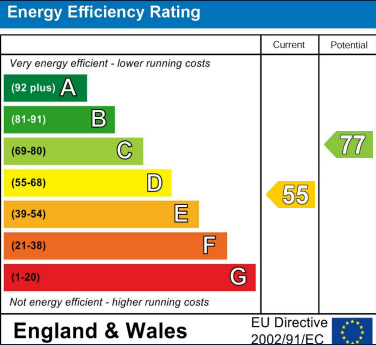
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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