



**Briar Croft, Alcester Road, Stratford-Upon-Avon, CV37 6PH**

**Guide price £125,000**

  
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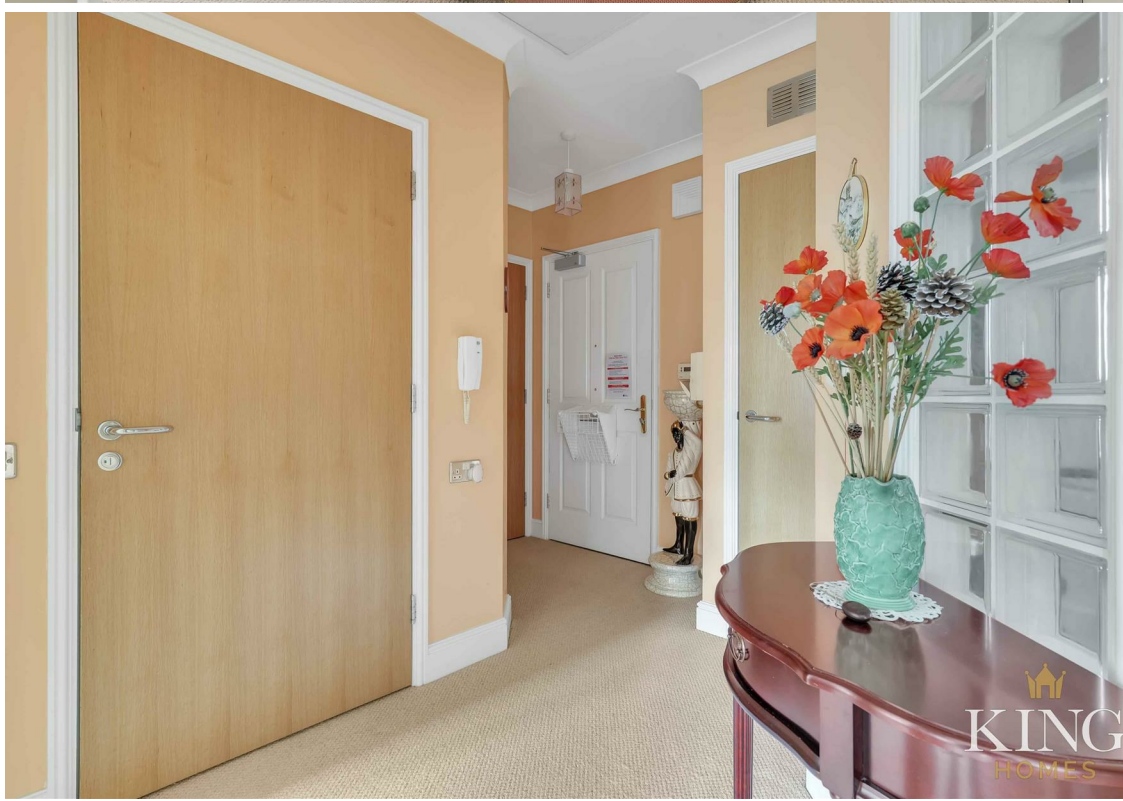
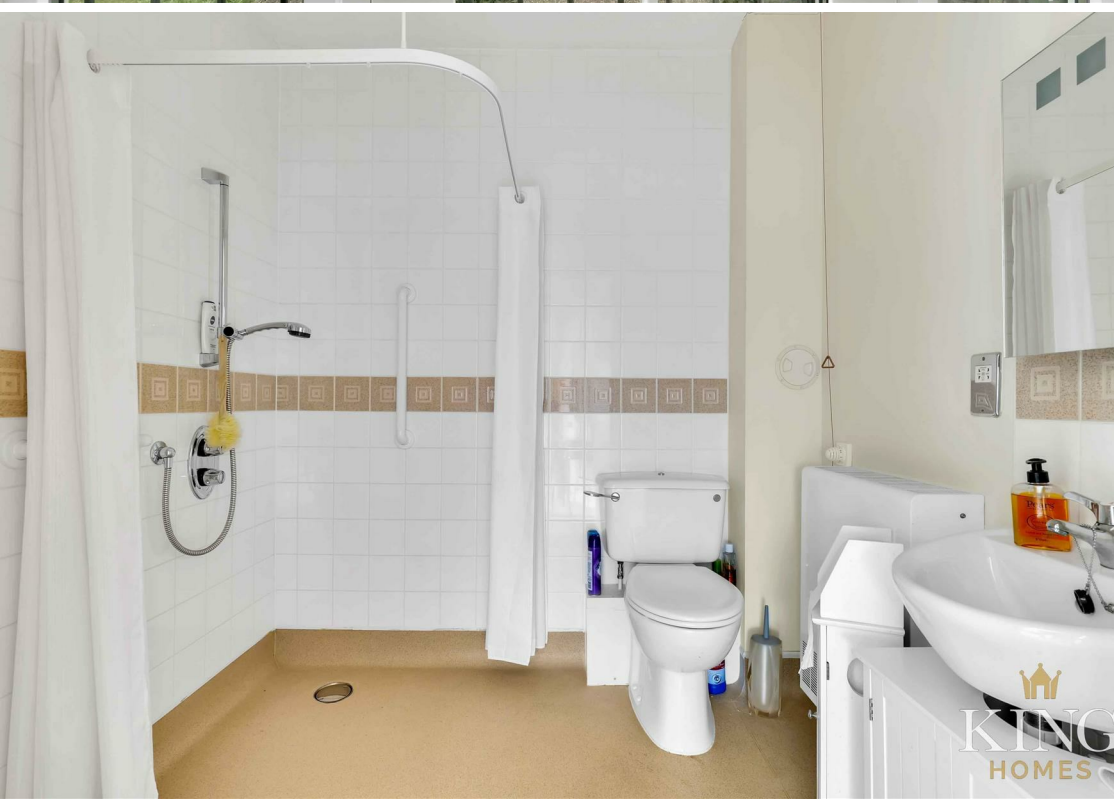
This property boasts an excellent location in the heart of Stratford upon Avon, with convenient access to the doctors surgery, train station, and a bus service to the surrounding areas. Briar Croft is a retirement development that offers a wide range of amenities, including an on-site restaurant, laundry facilities, and various recreational activities such as a gardening club and craft group. The dedicated team of carers at Briar Croft ensures that residents receive the necessary support. This particular property, located on the second floor, is meticulously maintained and features a good size entrance hallway offering storage cupboards, spacious bedroom with built in wardrobes, a shower room, and an open plan lounge diner that leads to a fully fitted kitchen. It is being sold with no chain and offers a 75% share.



<b>Hall</b>	
<b>Lounge/Diner</b>	14'4" x 11'5" (4.39m x 3.48m)
<b>Kitchen</b>	9'3" x 11'5" (2.83m x 3.48m)
<b>Bedroom One</b>	13'9" x 10'11" (4.20m x 3.33m)
<b>Bathroom</b>	7'3" x 6'9" (2.23m x 2.07m)

**Leasehold information**

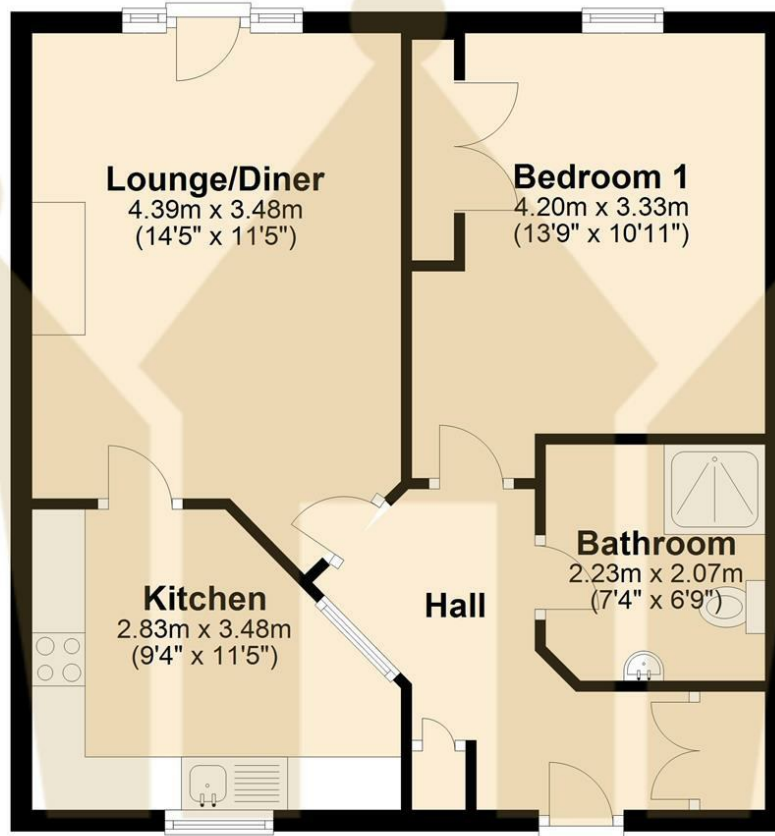
Residents are accepted from 55 years of age.  
The property is available on a 75% shared ownership basis with the remaining 25% owned by Orbit Housing. We are informed that there is a service charge of roughly £6,362.76 PA to include water, heating & activities at Briar Croft.  
Leasehold, 111 years remaining.



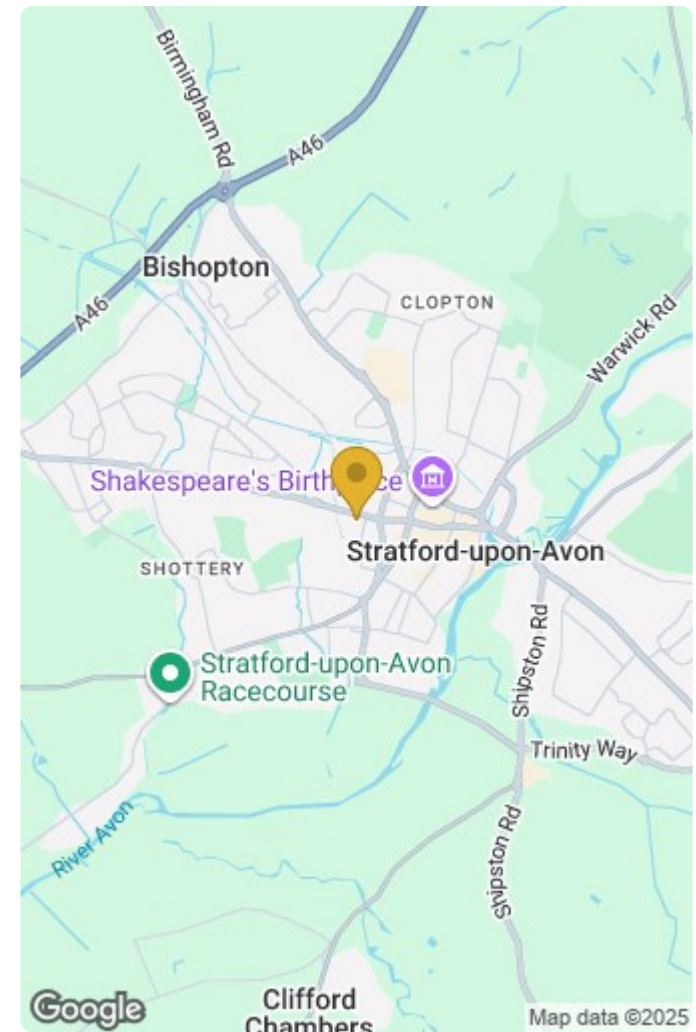


## Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



Total area: approx. 50.6 sq. metres (544.2 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	