



Alcester Road, Stratford-Upon-Avon, CV37 6PN

£150,000

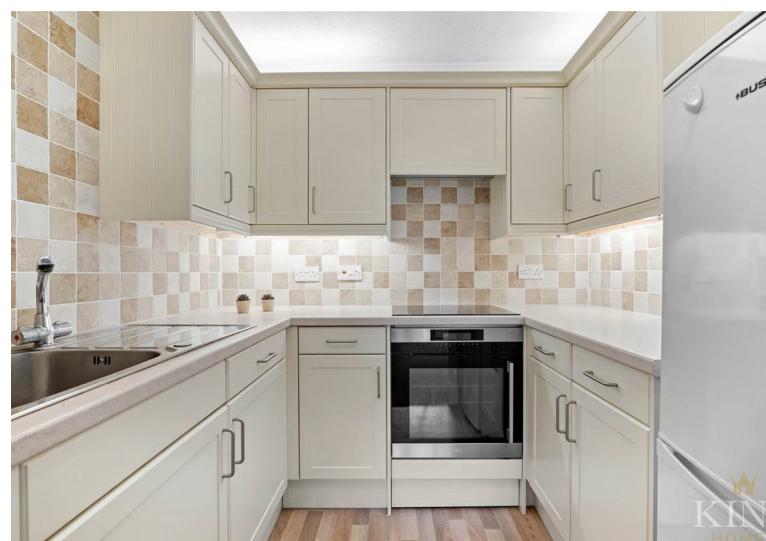
KING
HOMES

A 2 bedroom, first floor retirement apartment right in the heart of Stratford-upon-Avon town centre. All other local amenities such as supermarkets, convenience stores and doctors' surgery are within easy walking distance. The development comprises 43 apartments and there are on-site facilities including the communal living room, guest suite for visitors, a communal laundry room, lifts, on-site warden and 24-hour emergency call system. There is a range of weekly activities and regular social events on offer; residents can also socialise in the lounge, where there is facility to make tea and coffee, or on the terrace.

The property briefly comprising entrance hall with ample storage cupboards, open plan living room/dining room with feature fireplace, modern kitchen, two double bedrooms with fitted wardrobes and main bathroom with walk in shower.

Outside, there is a large communal garden and a terrace area with patio furniture to enjoy on those sunnier days. There is also a generous car park. The development is gated and fully secure, providing peace of mind.

Stratford upon Avon is a thriving market town offering excellent shopping, social and recreational facilities. Well known as both the birthplace and home of Shakespeare, the historic market town is renowned for its architecture and fine buildings and being home to the RSC Theatre. Benefiting from easy access to many large city/ town centres via train services and the road network with access to the M40 connecting to the Midlands, London and the South.



Hall

Lounge/Dining room	18'2" x 11'3" (5.55m x 3.45m)
Kitchen	6'9" x 7'4" (2.06m x 2.24m)
Bedroom One	14'0" x 8'11" (4.29m x 2.72m)
Bedroom Two	14'0" x 7'10" (4.29m x 2.41m)
Shower Room	6'9" x 5'7" (2.06m x 1.72m)

The Facts

Tenure: Leasehold - 125 years remaining on lease from 1992
Residents must be 60 plus or if it is a couple one must be 60 plus and the other over 55.

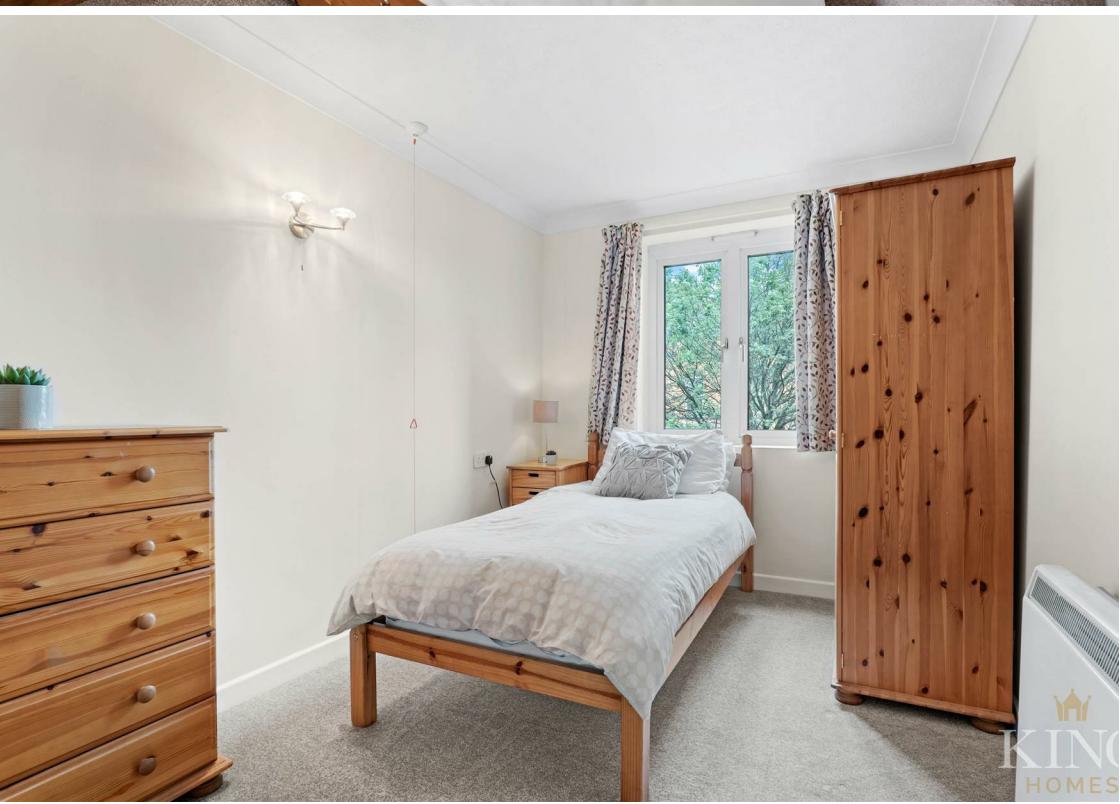
Service Charge approx. £3,537.18

Ground Rent approx. £468.45

Mains gas/ water/ electricity.

All items of fixtures and fittings mentioned in these sales particulars are included in the sale. All other items are specifically excluded.

Accompanied viewings by appointment only.



SCHOLARS
COURT

KING

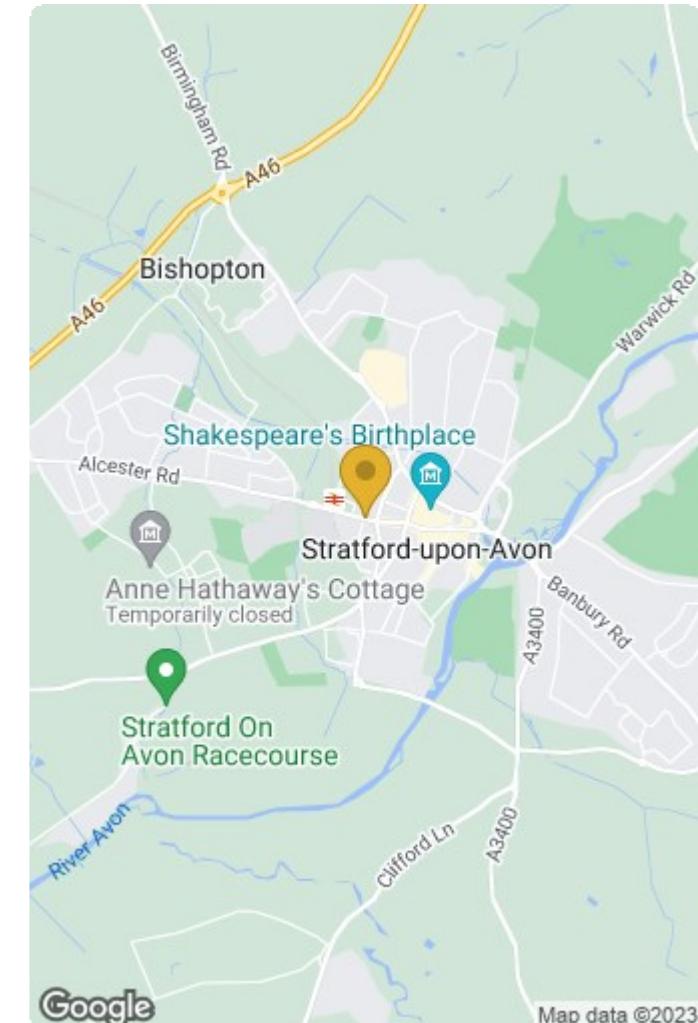
First Floor Apartment

Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	