



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

£145,000

**KING**
HOMES

This property boasts a prime location in the heart of Stratford-upon-Avon, conveniently close to the doctor's surgery, train station, and with a bus stop right outside the development. Situated within Briar Croft, an extra care retirement community, residents enjoy a wide range of amenities including an on-site restaurant, laundry facilities, and recreational activities such as a gardening club and craft group. A dedicated team of carers is also available on site. This second-floor property, maintained to a high standard, offers a spacious layout with two well-sized bedrooms, a shower room, and an open-plan lounge and dining area leading to a fully fitted kitchen. Available for a 75% share, with NO CHAIN.



Entrance hallway

Kitchen 7'2" x 10'6" (2.20 x 3.22)

Living Room 17'2" x 10'3" (5.24 x 3.13)

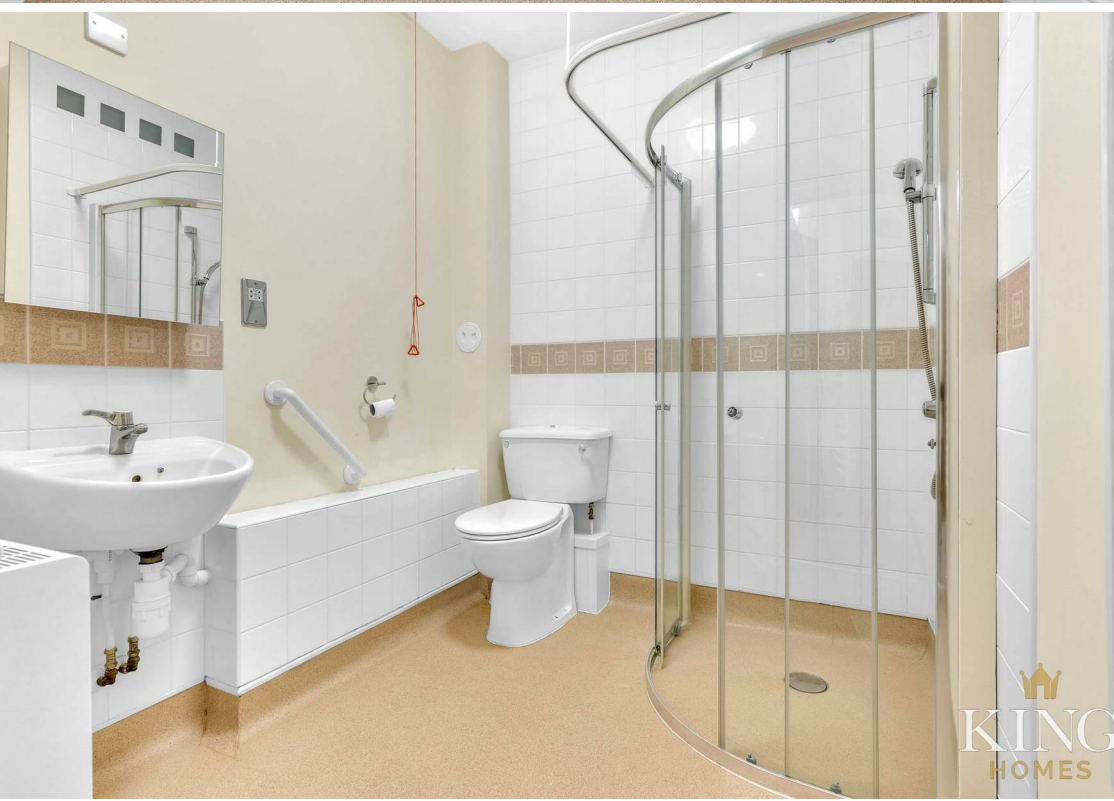
Bedroom One 15'6" x 9'5" (4.73 x 2.88)

Bedroom Two 11'8" x 8'2" (3.57 x 2.51)

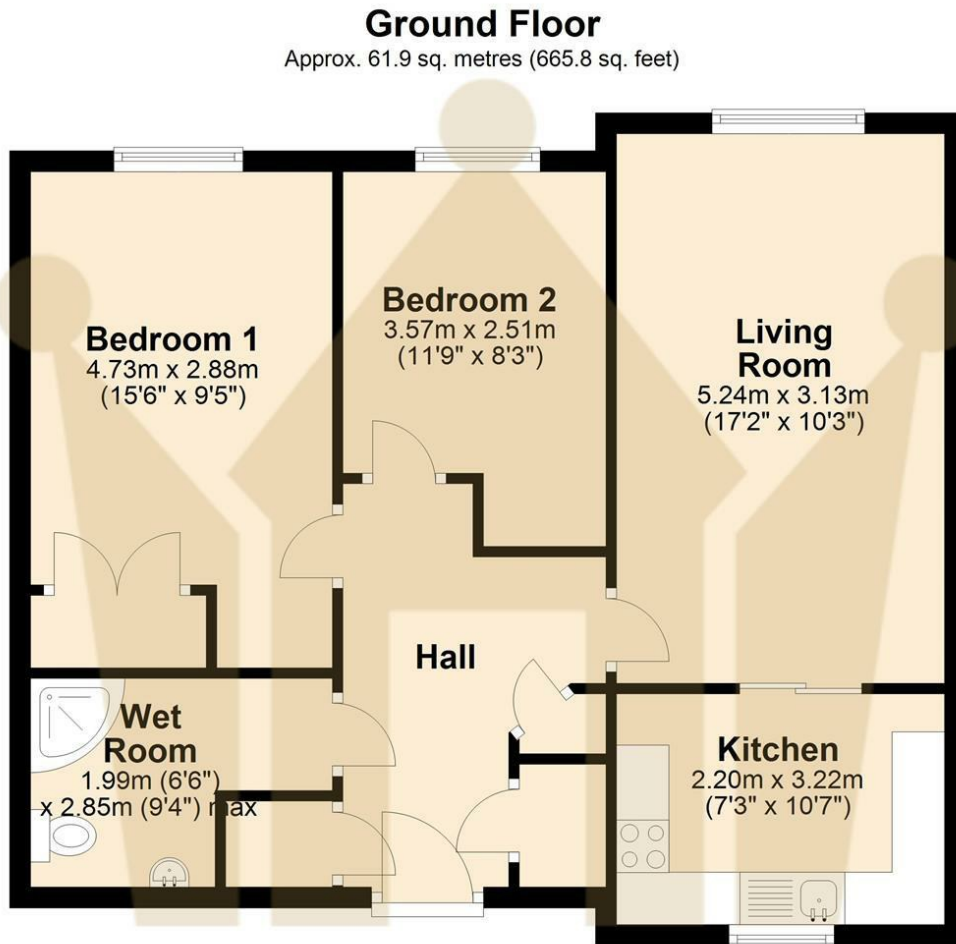
Wet Room 6'6" x 9'4" (1.99 x 2.85)

Lease information

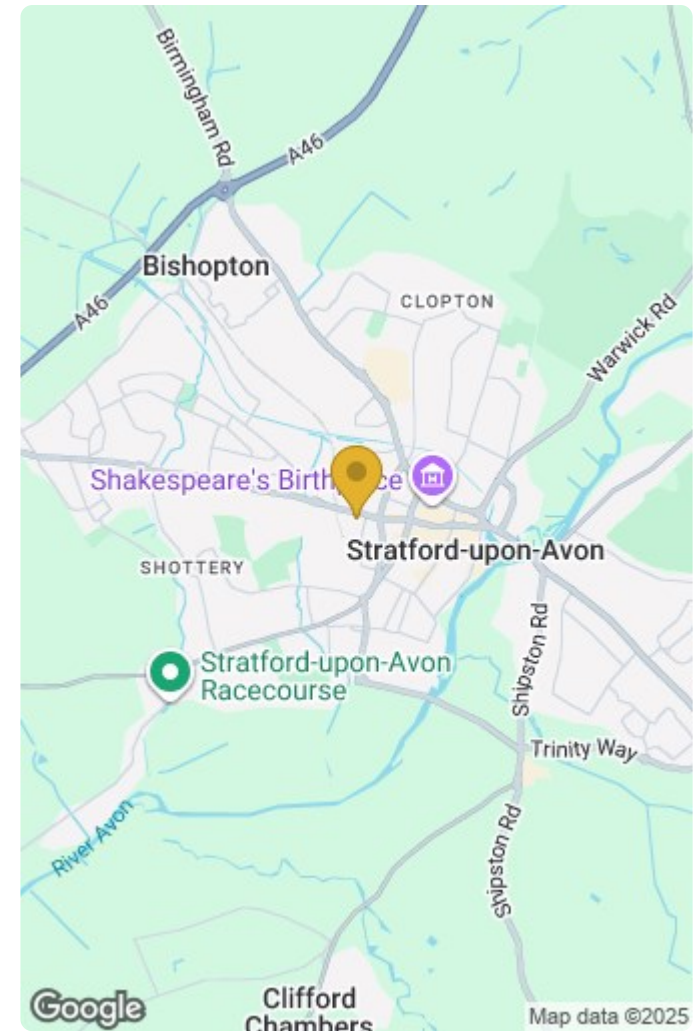
Residents are accepted from 55 years of age.
The property is available on a 75% shared ownership basis with the remaining 25% owned by Orbit Housing. We are informed that there is a service charge of roughly £530.23 per month to include water, heating & activities at Briar Croft.
Leasehold, 110 years remaining.
This information should be checked with a solicitor.







Total area: approx. 61.9 sq. metres (665.8 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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC