



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

£125,000

**KING**
HOMES

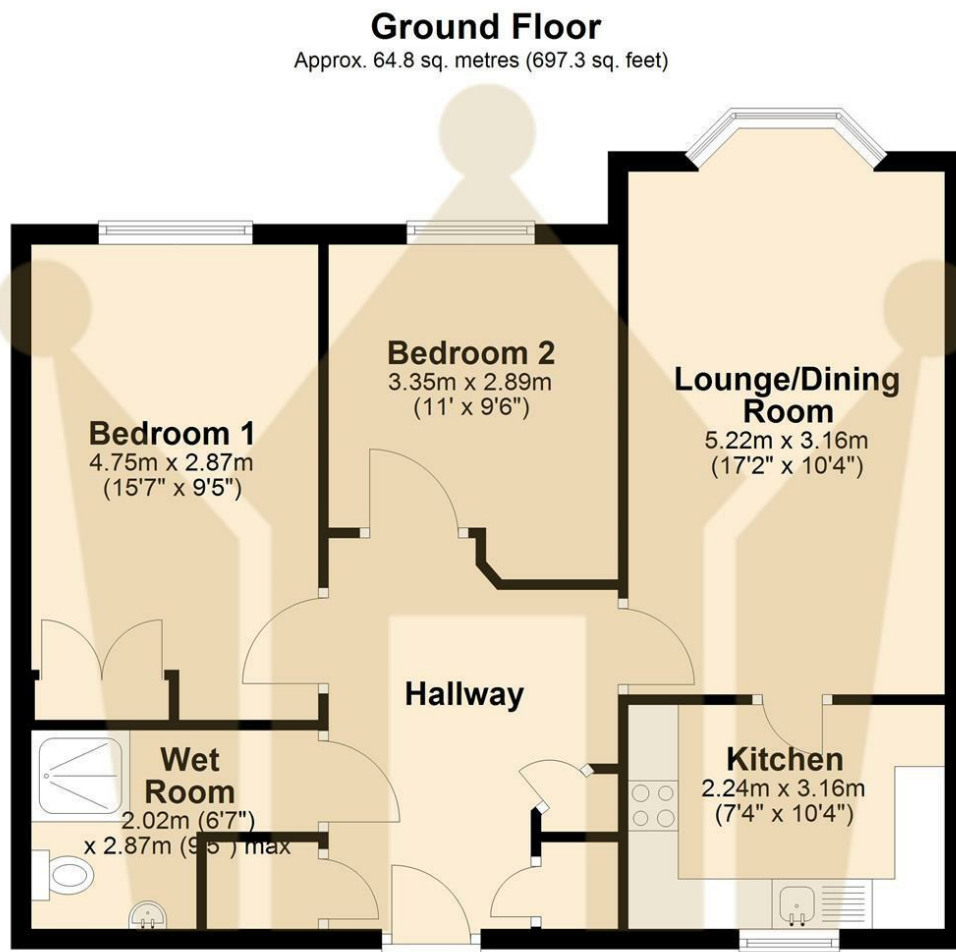
Fantastic position within the town centre of Stratford upon Avon being within close proximity to the doctors surgery, train station and having a bus service to the outside of the development. Briar Croft is an extra care retirement development offering a fantastic variety of facilities including an on site restaurant, laundry facilities, and a programme of recreational activities, e.g. gardening club, and craft group. There is a dedicated team of carers on site at Briar Croft. This property is being sold for 50% share and is located on the GROUND floor being maintained to a high standard throughout and has TWO great size bedrooms, shower room, open plan lounge diner through to a fully fitted kitchen. Being sold with NO CHAIN.



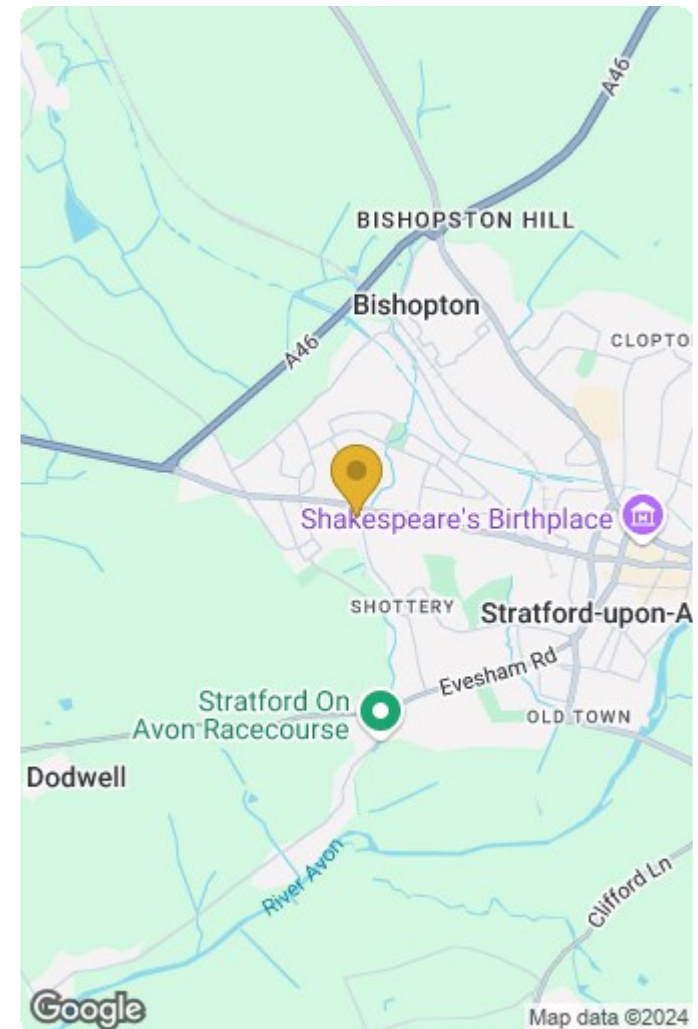
Hallway	
Lounge/Dining Room	17'1" x 10'4" (5.22m x 3.16m)
Kitchen	7'4" x 10'4" (2.24m x 3.16m)
Bedroom One	15'7" x 9'4" (4.75m x 2.87m)
Bedroom Two	10'11" x 9'5" (3.35m x 2.89m)
Wet Room	6'7" x 9'4" (2.02m x 2.87m)







Total area: approx. 64.8 sq. metres (697.3 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 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	