



Peter Clarke

8 Scholars Court, Alcester Road, Stratford-upon-Avon, Warwickshire, CV37 6PN

- Ground Floor Retirement Apartment
- Living Area with Patio Doors onto Gardens
- One Double Bedroom
- Large Car Park
- Social Activities on Site
- NO CHAIN



£140,000

A GROUND FLOOR one bedroom retirement property located within walking distance of the town centre. Newly carpeted and painted the accommodation comprises entrance hall, lounge diner with patio doors onto communal gardens, kitchen, double bedroom and shower room. The property is offered with NO ONWARD CHAIN.

Scholars Court is situated in the town centre and comprises retirement properties with lift and stairs. There is a development manager and twenty four hour emergency call system. Residents must be over the age of sixty or in the event of a couple, one must be over the age of 60 and the other over 55. The development has an active social committee with activities taking place during the week and additional entertainment laid on during the year. The development benefits from having laundry facilities and a small kitchenette with tea and coffee facilities in the communal lounge. A guest suite is available which can be booked out by the residents direct with the Duty Manager.

#### ACCOMMODATION

A secure entry system leads to communal lounge with lift and stairs to other floors. A front door leads to the entrance hall with intercom system and large storage cupboard housing the water tank and is perfect for additional storage. Sitting/dining room with patio doors directly out onto a small patio area and private communal gardens, electric storage heater with timber decorative surround, archway through to kitchen with a range of wall and base units with work top over, single bowl sink and drainer with taps, four ring electric hob with oven below and freestanding fridge freezer, tiled splashbacks. Double bedroom with three doors to fitted wardrobes, window to rear overlooking communal gardens. Shower room with shower enclosure having hand rails, pull cord, wc and wash hand basin, fully tiled, heated towel rail and extractor fan.

Outside there is a secure entry to residents parking, communal patio and gardens.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold with 95 years remaining, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The ground rent is understood to be £200 per annum and service charge is £2,150 per annum.

**SERVICES:** We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

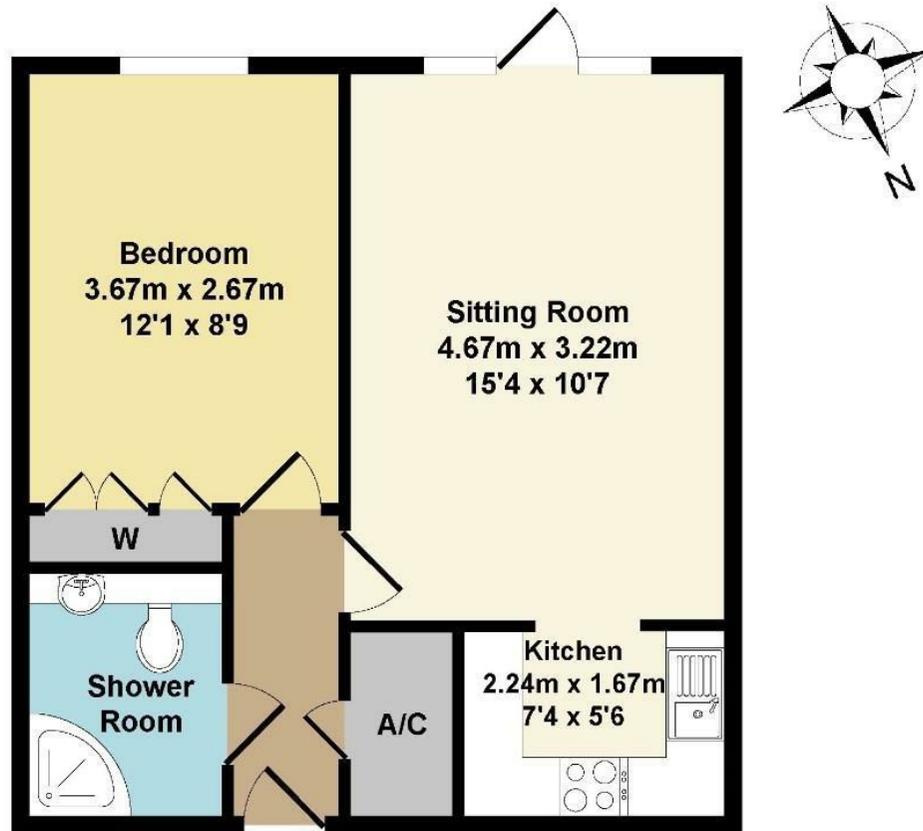
**VIEWING:** By Prior Appointment with the selling agent.

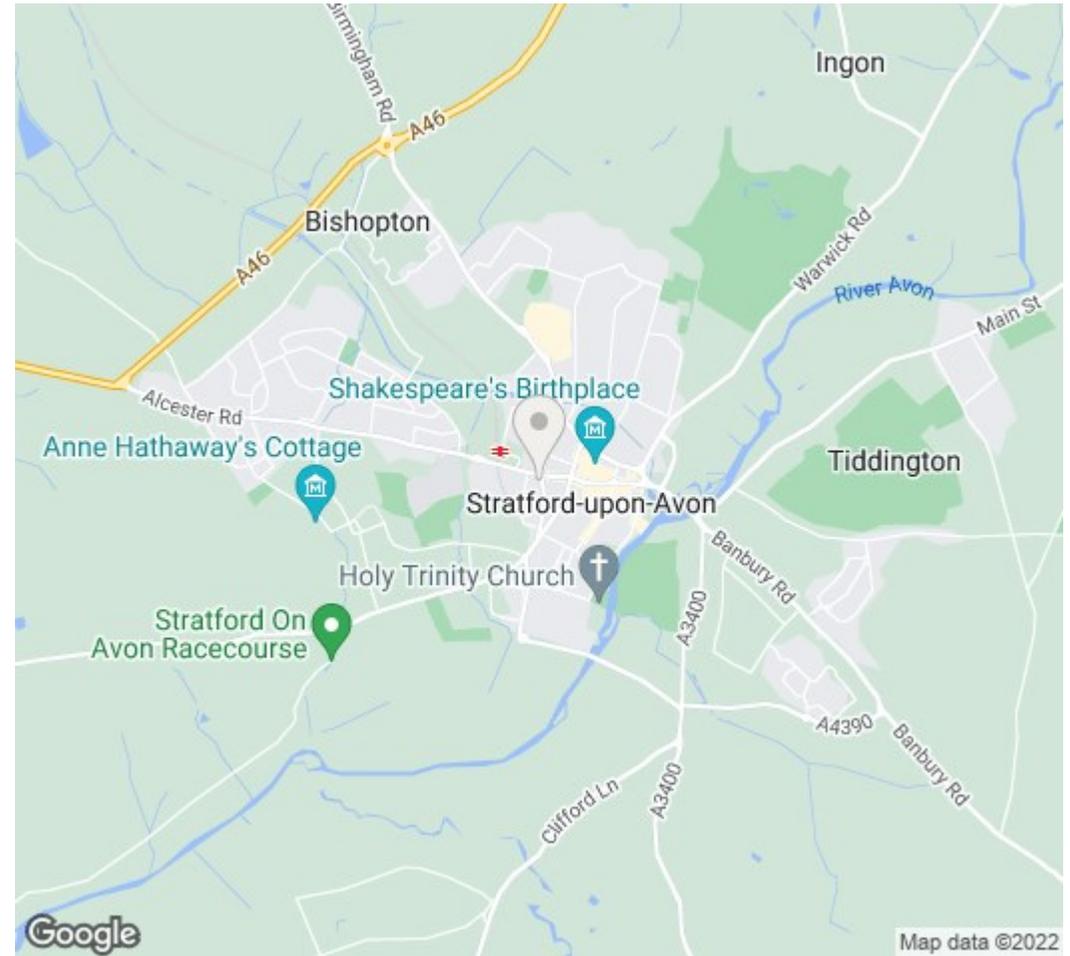


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## Total Approx. Floor Area 38.0 Sq.M. (409 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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