52 Hathaway Court, Alcester Road, Stratford-upon-Avon, CV37 6HH

- Located very close to the town centre
- Third/top floor one bedroom retirement apartment
- Residents lounge, laundry and communal gardens
- Very close to shops, doctors and the railway station
- NO CHAIN

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Guide Price £100,000

A one bedroom. third floor retirement apartment suitable for residents of sixty years and over, being one of fifty four properties within the development, serviced by a lift and stairs.

ACCOMMODATION

A communal secure entry door leads to the communal lounge/dining room with kitchen, managers office, laundry room and lift and stairs rising to the third floor where there is a front door leading to the entrance hall with walk in storage cupboard having hot water cylinder and shelving. Sitting/dining room with full length window, fireplace with electric fire, double doors to kitchen. Kitchen with single bowl, single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, four ring electric hob with filter hood over, built in oven and grill, space for fridge, tiled splashbacks. Bedroom with mirror fronted folding doors to wardrobes. Shower room with wc, wash basin with cupboards below and shower cubicle, tiled splashbacks.

Outside there are communal gardens.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2007, and a current maintenance charge of £2,900 per annum, and a current ground rent of £425 per annum, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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

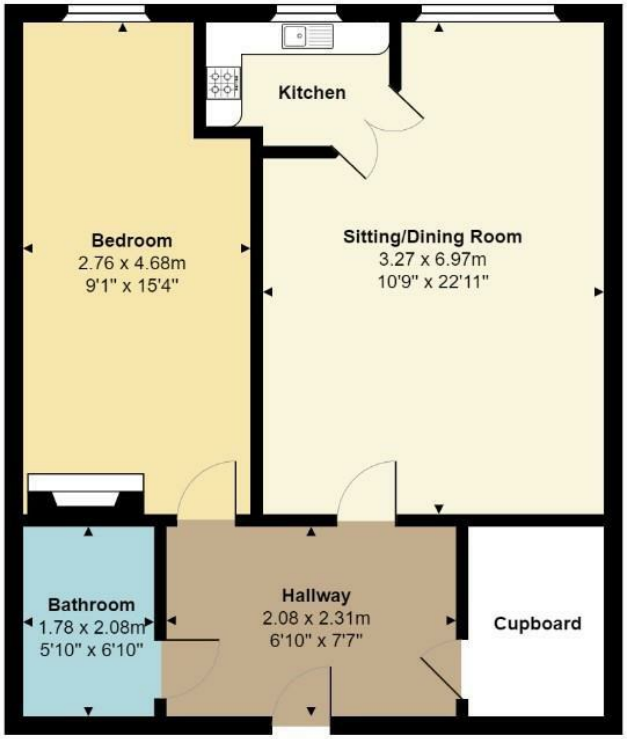
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

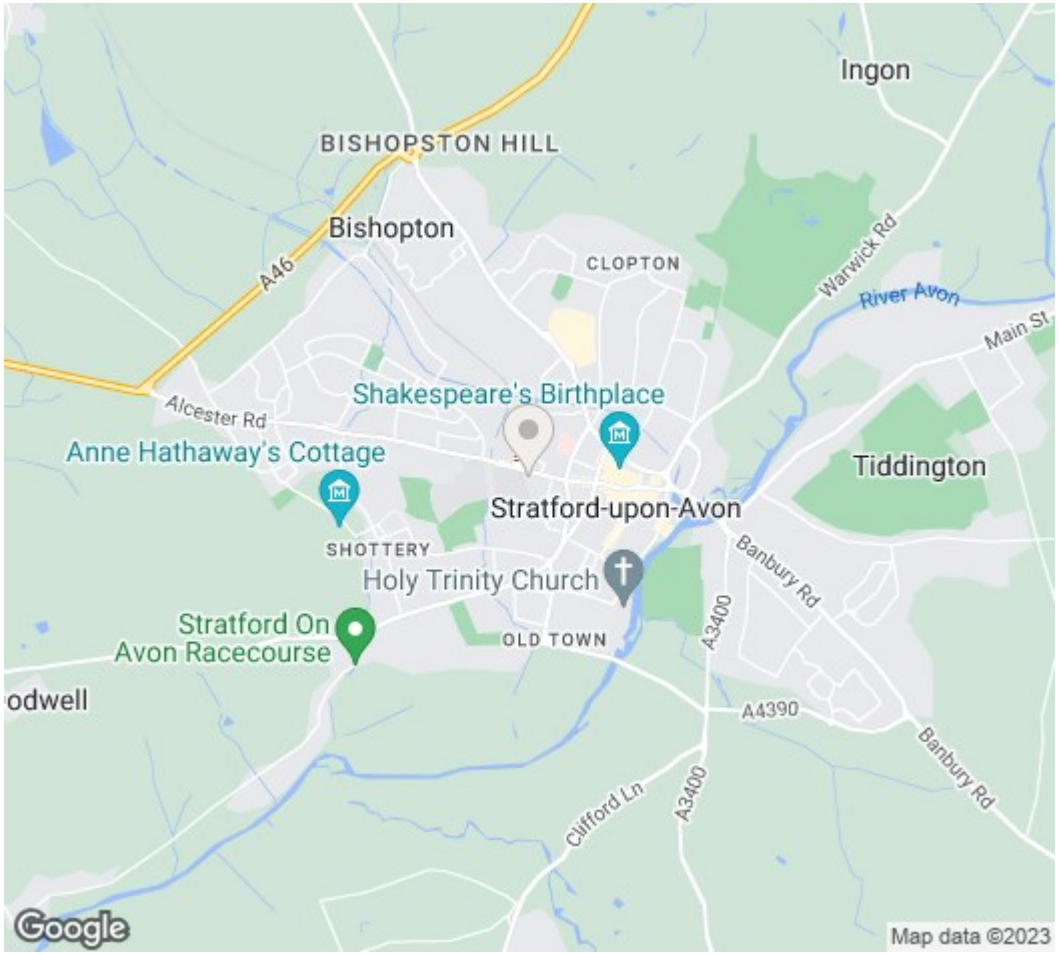
VIEWING: By Prior Appointment with the selling agent.

52 Hathaway Court



Total Area: 66.5 m² ... 715 ft²

All measurements are approximate and for display purposes only



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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