

Peter Clarke



218 Briar Croft Alcester Road, Stratford-upon-Avon, Warwickshire, CV37 6PH

- Two bedroom second floor retirement apartment
- Communal facilities including on site house manager, library, small shop, cinema room, communal lounge and dining room,
- Hairdressers and laundry room
- Juliet balcony overlooking communal grounds
- In good decorative order and condition throughout
- NO ONWARD CHAIN
- Viewing highly recommended



75% Shared Ownership  
£190,000

A rarely available two bedroom apartment within the highly regarded Briar Croft development, available with 75% shared ownership. Situated in central Stratford with exceptional on site amenities including twenty four hour unique senior care. The accommodation comprises: communal reception, lounge and restaurant. The flat is self contained with private entrance hall, sitting/dining room, kitchen, two bedrooms, bathroom and use of communal gardens and off road parking.

#### ACCOMMODATION

Accessed from the second floor via a lift with entrance hall having storage cupboards. Sitting/dining room with Juliet balcony overlooking communal grounds and feature electric fireplace. Opens into the kitchen with range of matching wall and base units with work top over incorporating stainless steel sink and four ring electric hob, integrated oven, washer dryer and fridge. Bedroom with fitted double wardrobes, second bedroom, wet room with walk in shower cubicle, wash hand basin, wc and non slip flooring.

Outside there are communal grounds with seating areas.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be 75% share of leasehold for a term of 125 years from 2010 although we have not seen evidence. There is an approximate service charge of £400 per annum with no ground rent. This should be checked by your solicitor before exchange of contracts.

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

**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:** B. A full copy of the EPC is available at the office if required.

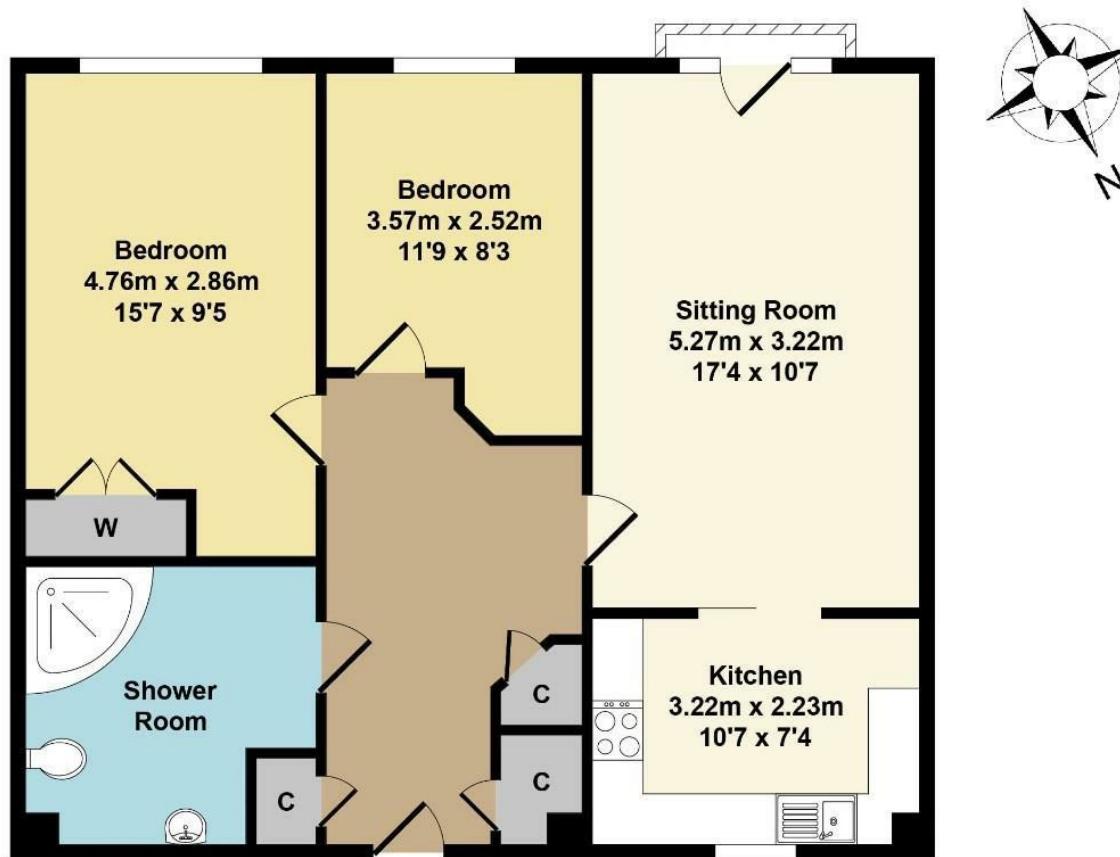
**VIEWING:** By Prior Appointment with the selling agent.

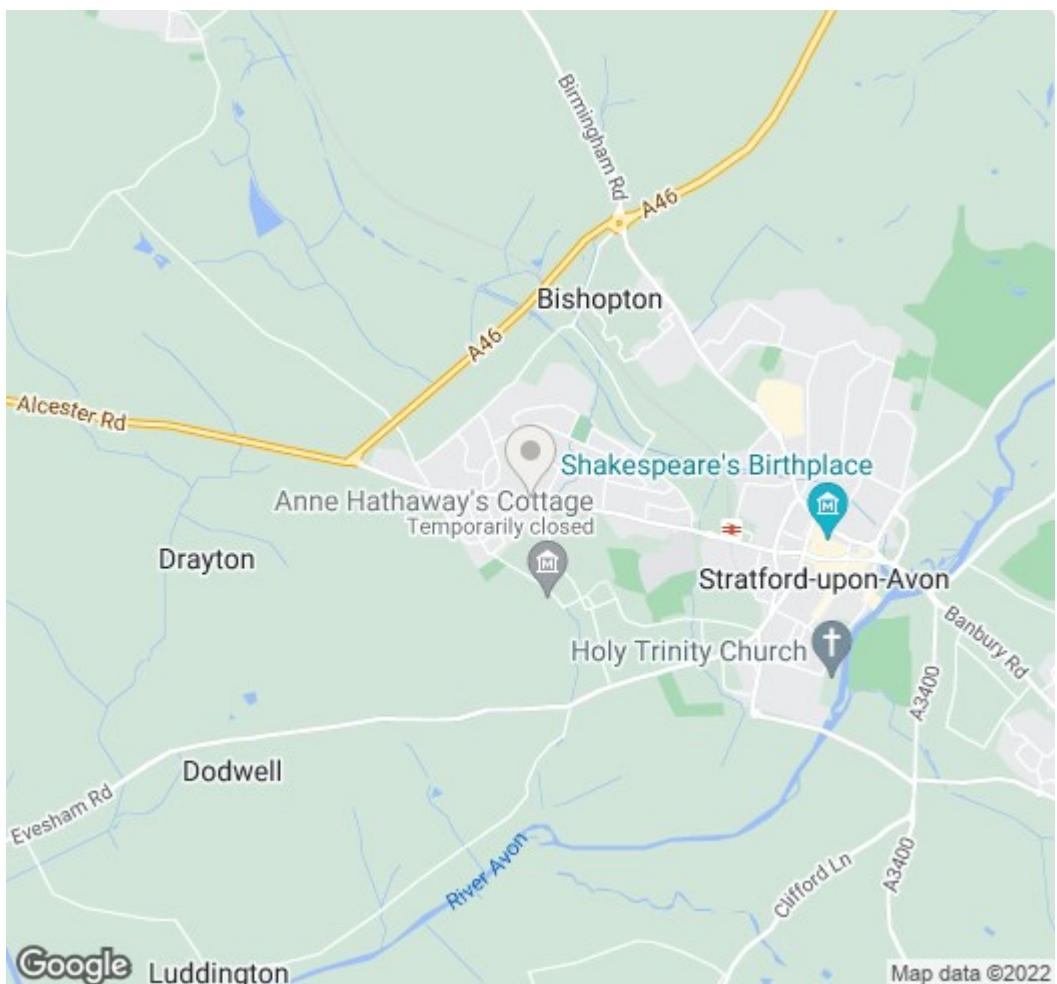


# Briar Croft, Alcester Road, Stratford-Upon-Avon, CV37 6PH

## Total Approx. Floor Area 66.90 Sq.M. (720 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 or 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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serving South Warwickshire & North Cotswolds**

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