



EARLES
TRUSTED SINCE 1935



43 Oversley House
Kinwarton Road
Alcester
B49 6PX

Guide Price £50,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Offered with no upward chain, this well-presented first-floor retirement apartment is situated within the Oversley House development in the historic market town of Alcester.

Designed for independent living for those aged 60 and over, the well-proportioned accommodation briefly comprises: reception hall, spacious lounge, fitted kitchen, double bedroom with built-in wardrobe, and bathroom.

The development benefits from beautifully landscaped communal gardens and resident parking, along with on-site facilities including a communal library, laundry room, activity room, and guest suite (subject to availability). Conveniently located within close proximity to local amenities, including a doctor's surgery, pharmacy, and small shopping precinct.

An excellent opportunity to acquire a comfortable and secure retirement home in a convenient location.

The apartment spans approximately 33.1 sq. metres (356.1 sq. feet) and features a practical, well-proportioned layout designed for comfort.

Living Room

13'1" x 10'0" (4.01m x 3.07m)

A bright, spacious reception room serving as the heart of the home.

Kitchen

6'8" x 4'11" (2.05m x 1.50m)

A neatly fitted kitchen conveniently located just off the living area.

Bedroom

13'1" max x 8'5" (4.00m max x 2.58m)

A well-sized double bedroom featuring a built-in wardrobe.

Bathroom

6'9" x 5'0" (2.08m x 1.53m)

A functional bathroom, having WC, sink and bath with electric shower over.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 2,300 Mbps and a predicted highest available upload speed of 2,300 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three,

and Vodafone), with EE being rated as 'Good outdoor, variable in-home' coverage, O2 being rated as 'Good outdoor, variable in-home' coverage, Three being rated as 'Good outdoor, variable in-home' coverage and Vodafone being rated as 'Good outdoor and in-home' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band A

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale.

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Tenure:

Leasehold: 99 years from 25th March 1984.

Service Charge: We understand the service charge is currently £707.65 quarterly (this may be subject to change).

Ground Rent: The ground rent is payable quarterly currently at £30.00 (this may be subject to change).

The property will be sold with vacant possession.

Viewing:

Strictly by prior appointment with Earles (01789 330 915 / 01564 794 343).

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Energy Efficiency Rating

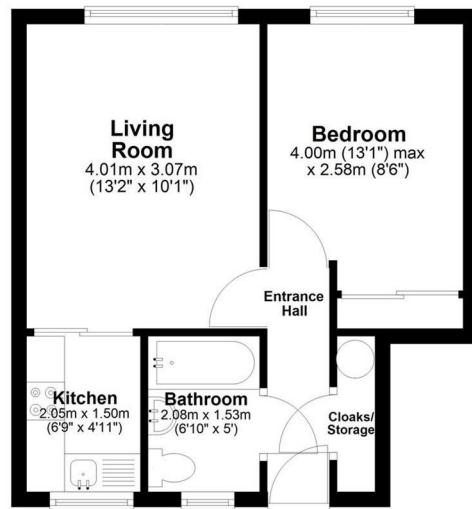
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

First Floor Apartment

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 33.1 sq. metres (356.1 sq. feet)



