



EARLES
TRUSTED SINCE 1935

Flat 1, 59 High Street, Alcester B49 5AF

Located in the heart of the historic market town of Alcester, this spacious and characterful first-floor apartment offers approximately 847 sq. ft. of well-proportioned accommodation, perfectly suited to professional tenants seeking the convenience of town centre living.

The apartment comprises a generous living room, a spacious kitchen/dining room with ample room for dining, two double bedrooms, a versatile study ideal for home working, a family bathroom, and a separate WC. The flexible layout provides comfortable living space with character features throughout.

Situated on Alcester High Street, the property is within easy walking distance of an excellent range of independent shops, cafés, restaurants, supermarkets, and other local amenities, with good transport links to Stratford-upon-Avon, Redditch, and Birmingham.

This well-presented apartment offers generous accommodation in a sought-after central location and is available to let immediately (subject to referencing).



£1,025 Per Month

From the High Street a timber door opens into a communal passage way, with automatic lighting. Timber part glazed door opens into:-

Study
13'7" x 16'11" (max) (4.15m x 5.16m (max))

WC
2'7" x 4'8" (0.8m x 1.43m)

Bathroom
6'0" x 7'3" (1.85m x 2.22m)

Kitchen/Dining Room
15'3" x 12'2" (4.65m x 3.71m)

Living Room
14'7" x 12'2" (4.47m x 3.71m)

Bedroom One
13'2" x 9'4" (4.02m x 2.87m)

Bedroom Two
14'4" (into bay) x 11'0" (4.37m (into bay) x 3.37m)

Additional Information
Services: Water, electricity and drainage are connected to the property.

Council Tax: Band B (Stratford-on-Avon District Council)

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 2300 Mbps and highest available upload speed 2300 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Viewing: Strictly by prior appointment through Earles on 01564 794 343.

A dilapidations deposit is applicable, equivalent to 1 months rent - this will be registered with the TDS.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

