



EARLES
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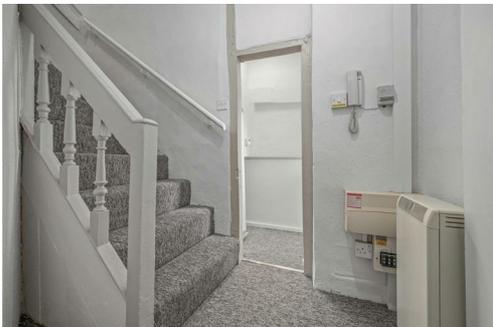


Flat 2, 59 High Street, Alcester B49 5AF

A well-presented one-bedroom apartment ideally located in the heart of Alcester High Street, offering convenient access to local shops, cafés, and everyday amenities. The property is well suited to a single professional or couple seeking a centrally located home.

The communal entrance is located on the ground floor, with stairs leading up to the main accommodation on the second floor. The apartment offers well-proportioned and bright living space, comprising a spacious living area, double bedroom, and a modern shower room.

With an approximate total floor area of 57.4 sq. metres (617 sq. ft), the property provides generous accommodation while benefiting from its prime town centre location.



£725 PCM

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

Entrance Hall

6'10" x 4'5" (2.10m x 1.36m)

With staircase rising to the first floor.

First Floor

Living Room

13'8" x 17'0" (4.19m x 5.19m)

Kitchen/Breakfast Room

9'3" (max) x 11'4" (2.83m (max) x 3.47m)

Bedroom

13'3" x 9'1" (4.05m x 2.77m)

Shower Room

11'3" (max) x 6'10" (max) (3.43m (max) x 2.10m (max))

General 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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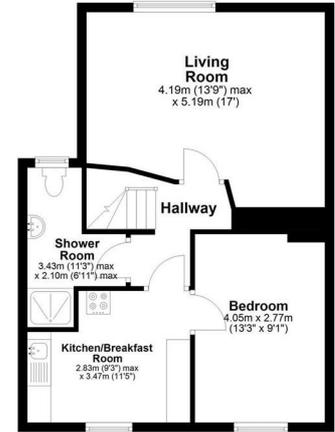
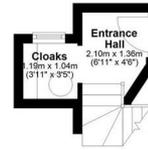
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 59 | 72 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |

Second Floor Apartment

Approx. 53.2 sq. metres (572.9 sq. feet)

First Floor Entrance
Approx. 4.2 sq. metres (44.8 sq. feet)



Total area: approx. 57.4 sq. metres (617.7 sq. feet)

