



**Alcester Road, Stratford-Upon-Avon, CV37 6PN**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*No Onward Chain\*

This particularly well presented one bedroom retirement apartment is ideally located within easy reach of the town centre, local amenities, and the train station, offering both convenience and comfort for a relaxed lifestyle.

The accommodation comprises an entrance hall with built in storage and a 24-hour emergency call system, providing peace of mind. From here, you are welcomed into a spacious lounge/dining room. An archway leads into the kitchen, which has been re-modelled and re-fitted to a high standard.

The bedroom is generously sized and benefits from a range of built-in wardrobes. The shower room has also been re-fitted to a high standard and has the added benefit of a window.

Outside, the development boasts neatly landscaped communal gardens, creating a pleasant space for residents to enjoy, as well as convenient residents' parking. The McCarthy Stone development offers a range of additional facilities designed for comfort and convenience. The property is being offered for sale with vacant possession and no upward chain.

Stratford-upon-Avon is internationally renowned as the birthplace of William Shakespeare and home to the iconic Royal Shakespeare Theatre. The town attracts nearly four million visitors annually. As a prosperous riverside market town, Stratford offers a variety of fine restaurants, inns, and recreational amenities. It also boasts excellent public and private schools. The town is well connected, with easy access to the M40, major road and rail networks, and Birmingham International Airport, making it an ideal location for both leisure and travel.







## Key Features

- Central Location
- Less Than 0.5 Miles To Train Station
- 2nd Floor Apartment
- Lift Access
- One Double Bedroom
- Minimum Age 60
- Refitted Kitchen & Shower Room
- Development Manager & 24 Hour Emergency Call System
- Guest Suite
- No Onward Chain

**£90,000**

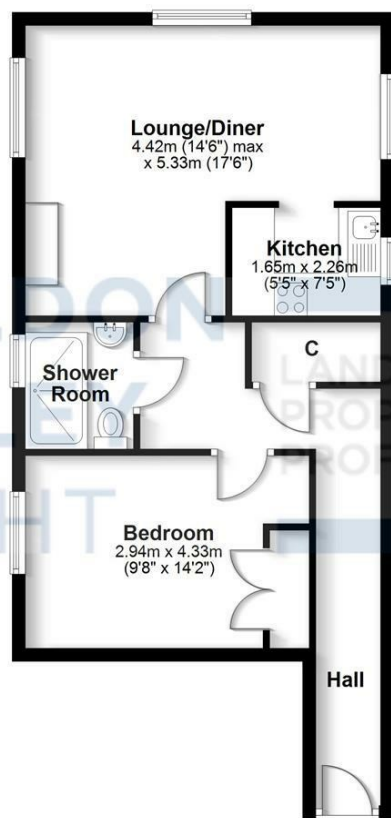






## Second Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 53.3 sq. metres (574.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - D

Local Authority  
Stratford upon Avon



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS