



**Kinwarton Road ,**  
Alcester, B49 6PX

Jeremy  
McGinn & Co 

# Offers In The Region Of £179,000



Situated in an imposing Grade II listed, beautiful historic building, within a short walk of the High Street and with great local amenities very near-by, a very well presented 2nd-floor, TWO DOUBLE BEDROOM APARTMENT.

Being on the top floor, the apartment has great VIEWS over parts of Alcester, to front and rear.

Access through a secure communal entrance door at the front of the building, leads through to the stairs. From the second floor landing, a front door opens to a good size Reception Hall with two windows and doors to all other rooms.

The Living room/Diner is a bright and spacious room with three secondary-glazed windows to two aspects providing good views to both sides. There is a decorative, feature fireplace with oak beam and tiled hearth providing an attractive focal point. A door opens to a modern Shaker-style Kitchen with wooden worktops, a fitted hob, oven and extractor fan, space for a dishwasher/washing machine and a window to the front.

Down the hall, there are TWO Double Bedrooms, both with secondary-glazed windows and a modern fitted Bathroom. There is also an Airing Cupboard and a good size Storage Cupboard.

Outside there is one Allocated Parking space.

NB: The Apartment is completely self-contained although has the added benefit of use of the Laundry



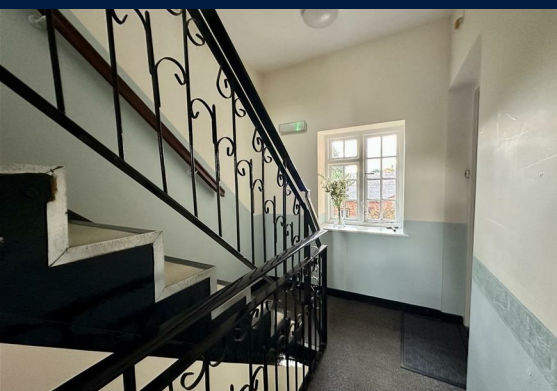
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and the beautiful Gardens that are part of Oversley House. There is No Age Restriction on this property so it would make a great FIRST TIME BUY or Investment opportunity.

The lease has 110 years left.  
Service Charge; -£2,800 per annum. Ground Rent -  
£150.00 per annum.





**Tax Band: A**

**Council: Stratford**

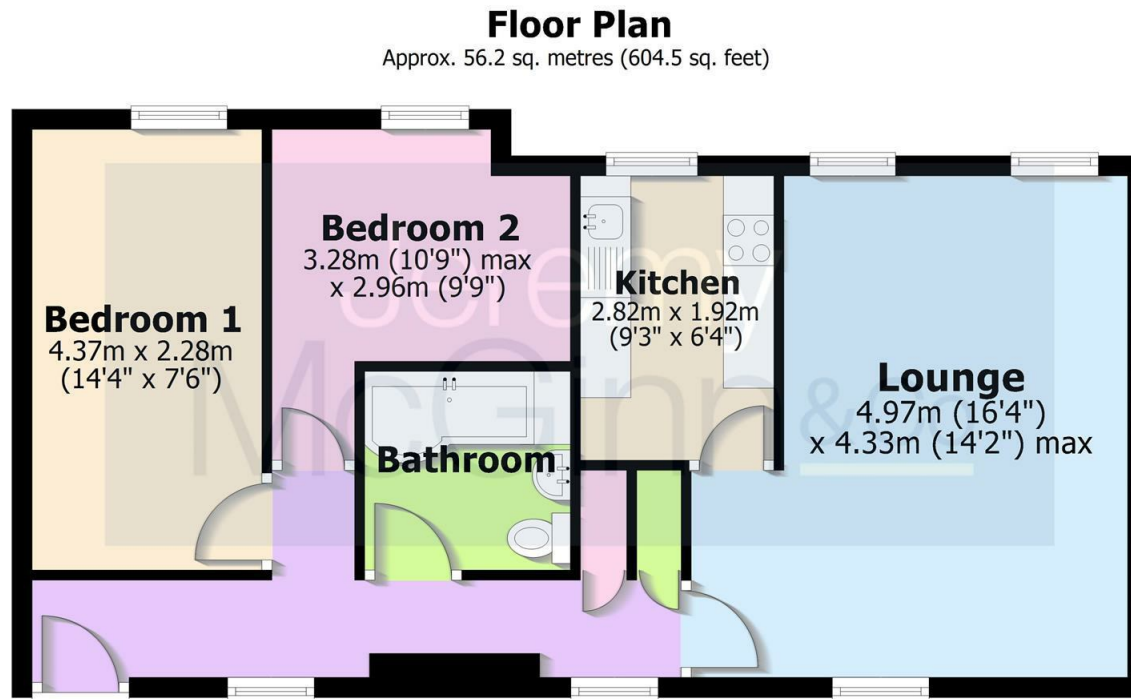
**Tenure: Leasehold**

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.

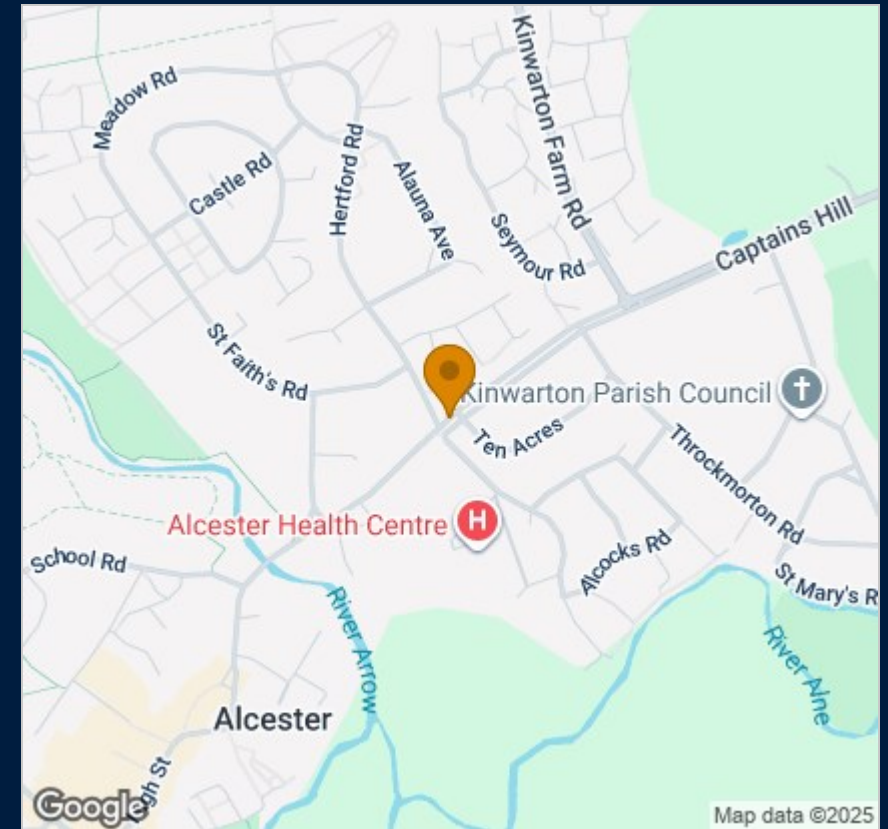
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# Floor Plan

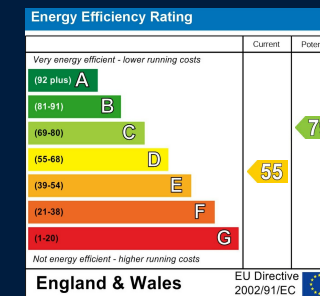


Total area: approx. 56.2 sq. metres (604.5 sq. feet)

## Map



## Energy Performance



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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