



Connells

Brook Court Alcester Road
Stratford-Upon-Avon

Brook Court Alcester Road Stratford-Upon-Avon CV37 9DR

for sale
£140,000



Property Description

This exciting opportunity situated on the the Alcester road in the delightful, historic town of Stratford upon Avon, birthplace of William Shakespeare and being within easy access to the town centre and all its amenities approximately a mile away. The apartment has a modern finish and has been completed to a very high standard

The property briefly comprises of open plan kitchen/living room, double bedroom and up to date bathroom.

Kitchen/Lounge/Diner

12' x 16' 6" (3.66m x 5.03m)

Open plan kitchen/living room, a range of wall and base units with work surfaces over also benefits from built in washer dryer, fridge freezer.

Bedroom

8' 9" x 7' 10" (2.67m x 2.39m)

Bathroom

7' 6" x 7' 2" (2.29m x 2.18m)

A fully tiled modern bathroom with shower over bath.

Outside

The Property has an allocated parking space and a communal decked area.

Location

Stratford upon Avon is a thriving market town offering excellent shopping, social and recreational facilities. Stratford upon Avon is internationally famous both as the birth place and home of the Shakespeare family. The historic market town is renowned for its general architecture and fine half-timbered buildings and today is a centre for rural Warwickshire. It offers a choice of shopping, social, educational and recreational amenities in an attractive setting and in addition, allows easy access to many important centres via train services and the road network with access to the M40 connecting to the Midlands conurbation, London and the South

Services

We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

Tenure

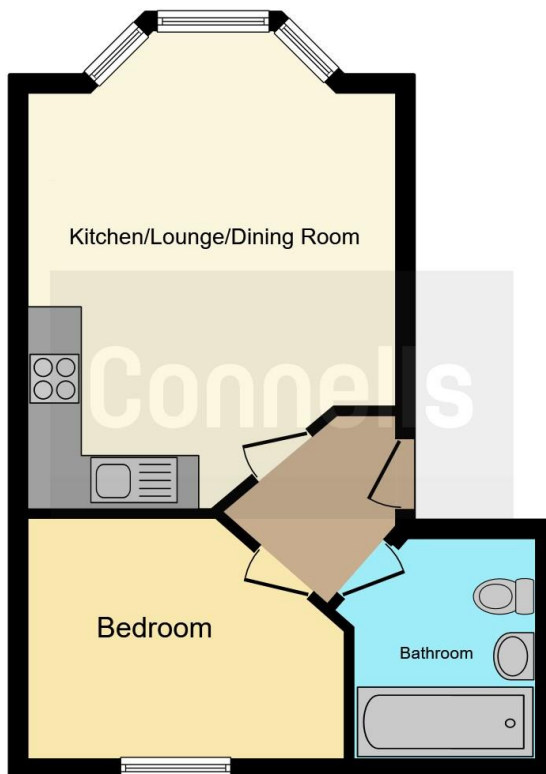
the property is understood to be Leasehold with 113 years remaining. This should be checked by your solicitor before exchange of contracts.

Viewing

By Prior Appointment with the selling agent.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1376.82

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR107549

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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