



Connells

5 Brook Court Alcester Road
STRATFORD-UPON-AVON

5 Brook Court Alcester Road STRATFORD-UPON-AVON CV37 9DR

for sale offers over
£140,000



Property Description

This one-bedroom upper-floor apartment is ideally located close to Stratford-upon-Avon town centre, offering a fantastic opportunity for first-time buyers or investors looking for a property in a prime location. With easy access to local amenities, transport links, and the vibrant town centre, this apartment provides both convenience and potential.

The apartment features a well-sized living area that creates a comfortable space for relaxation. The separate kitchen is functional and offers the opportunity to modernise and personalise to your tastes. The spacious bedroom is ideal for single or couple occupancy and offers plenty of room for furnishings. The bathroom is well-maintained and provides essential facilities.

Externally, the property benefits from communal parking, offering convenient off-road parking for residents and visitors.

With its great location and potential for improvement, this property is an excellent choice for those looking to enter the property market or add to their investment portfolio.

Integrated fridge/ washing machine.
Laminated work surfaces and flooring.

Bedroom One

9' 1" x 8' 2" (2.77m x 2.49m)

Double-glazed window. Wall mounted radiator. Fitted wardrobes with sliding door.

Bathroom

Spotlighting. Chrome heated towel rail. Wash hand basin. Low level W/C. Bath with shower over. Tiled floors and walls.

Parking

Allocated parking space provided.

Lounge

12' 1" x 11' 1" (3.68m x 3.38m)

Double-glazed window. Wall mounted radiator.

Kitchen

9' 1" x 6' 2" (2.77m x 1.88m)

White gloss units. Boiler. Double-glazed window. Spotlighting. Sink and drainer. Induction hob, electric oven, extractor fan.







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:
 1908.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108038

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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