



2 Bed Retirement Apartment | Briar Croft, Alcester Rd, Stratford upon Avon | Shared Ownership £183,750

## Description

A lovely 2 bedroomed second floor retirement apartment. Briar Croft is a purpose built Extra Care retirement facility, situated in a very convenient location in Stratford upon Avon, offering a wide range of facilities and care options. Over 55s only. 75% shared ownership.

Briar Croft has a wealth of facilities including on-site restaurant, hairdressers, beauty room, fitness suite and more. A range of care packages are available (charges apply) with 24/7 monitoring service. The property on offer is on the second floor, serviced by a lift.

### Entrance Hallway

A spacious entrance hall with 3 large storage cupboards and access to the lounge, wet room and bedrooms.

### Lounge

A lovely room with Juliet balcony overlooking the communal gardens. The lounge opens through into the kitchen.

### Kitchen

With an attractive range of units and appliances including fridge/freezer, washing machine, oven and hob. Worktop with inset stainless steel sink.

### Bedroom 1



- Retirement Property
- Extra Care Available
- 75% Shared Ownership
- 2 Bedrooms
- Wet Room
- Kitchen with Appliances
- On-Site Restaurant
- Buggy Storage
- Hairdresser/Beauty Room

A good sized double room with built in wardrobes and window overlooking the front of the property.

#### Bedroom 2

A useful second bedroom which could also be used as a dining room or study. Window to front.

#### Wet Room

A full wet room with shower, wc, basin and storage.

#### Outside

There are attractive communal gardens and patios for the use of all residents. There is ample resident and visitor parking.

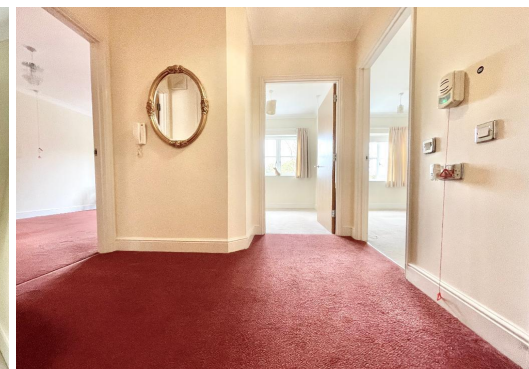
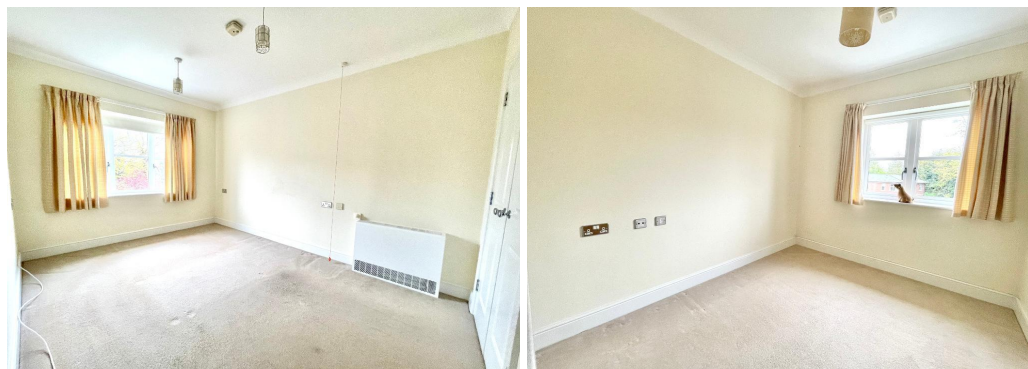
#### Additional Information

The property is available on a 75% shared ownership basis with the remaining 25% owned by Orbit Housing. We are informed that there is a monthly service charge of £530.23 which includes heating and water. All information should be checked by your solicitor prior to exchange of contracts.

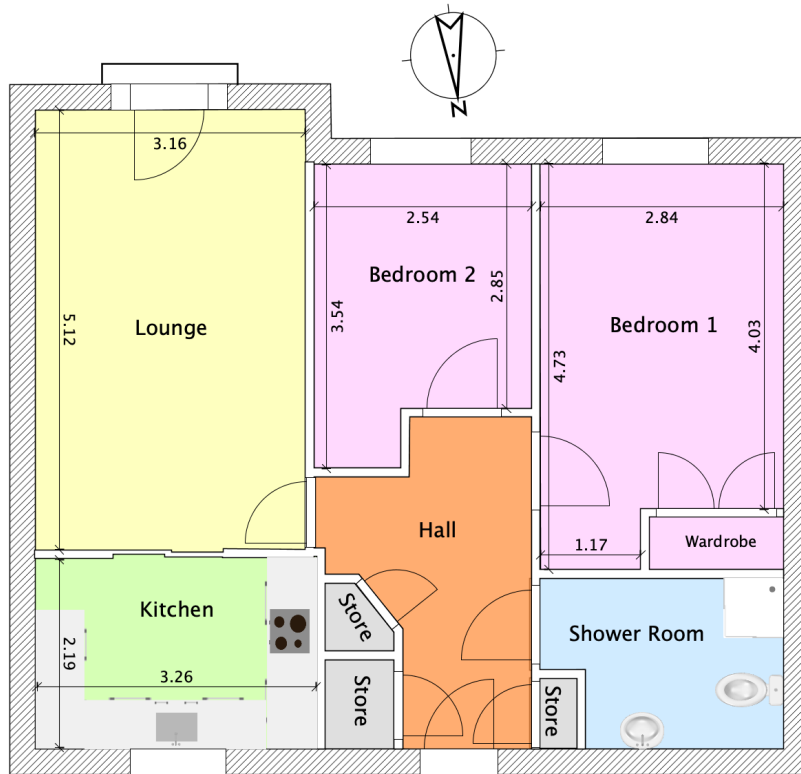
111 Years remaining on lease (as at November 2023).

Council Tax Band D with Stratford on Avon District Council

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 663ft<sup>2</sup>

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             | 81   B  | 81   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

## CONTACT US

☎ 01789417936

📞 01789417936

✉ hello@kennedys-stratford.co.uk

🌐 www.kennedys-stratford.co.uk

📘 /kennedysestateagentstratford

