



Seymour Road, Alcester, B49 6EF

Guide price £115,000



**\*\* FIRST FLOOR STUDIO APARTMENT \*\* MODERN FINISH \*\* SITUATED ON A QUIET CLOSE \*\* DESIGNATED PARKING \*\*** First-Floor Studio Apartment, showcasing a modern finish throughout, within walking distance to Alcester Academy and Alcester Town Centre. This charming first-floor studio apartment features a bedroom/living area, a separate modern kitchen, and a contemporary bathroom. The property also benefits from a designated parking space.



The apartment is accessed via a shared footpath leading to a door with a doorbell entry system. Once inside, the shared lobby and staircase take you to the first-floor landing and the entrance to the apartment.

Inside, the entrance hallway provides access to the various rooms with the convenience of a built-in storage cupboard.

The kitchen is fully equipped with an array of white wall and base units and modern integrated appliances and has a front aspect window.

The spacious bedroom/living area offers ample room for a king-size bed and additional furniture with two front aspect windows.

The bathroom is fully tiled and includes a sleek glass-enclosed shower, WC, and washbasin plus storage cupboard.

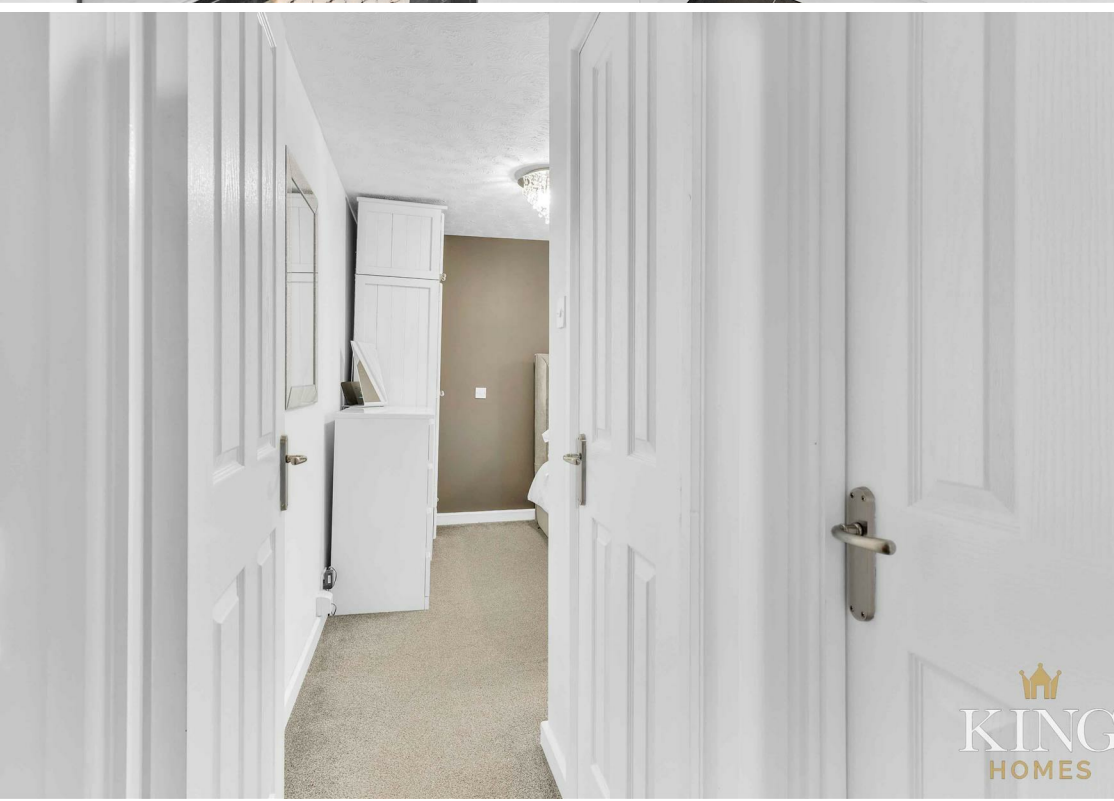
A designated parking space is available for one vehicle.

#### **Hall**

**Kitchen** 5'2" x 9'4" (1.60m x 2.86m)

**Bedroom/Living** 14'7" x 9'10" (4.45m x 3.00m)

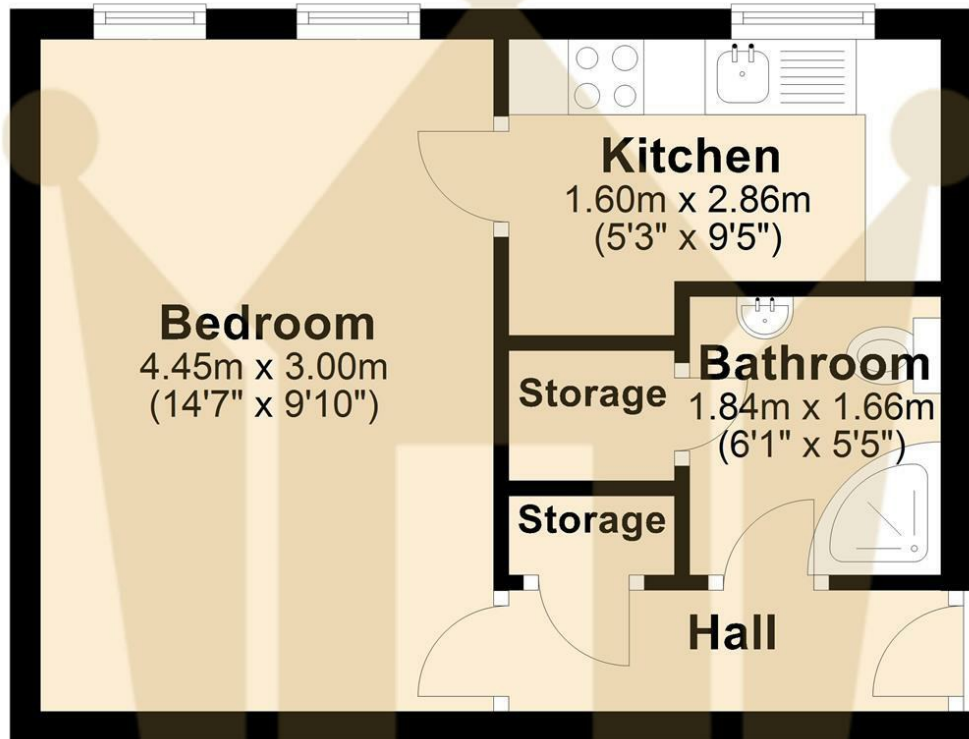
**Bathroom** 6'0" x 5'5" (1.84m x 1.66m)



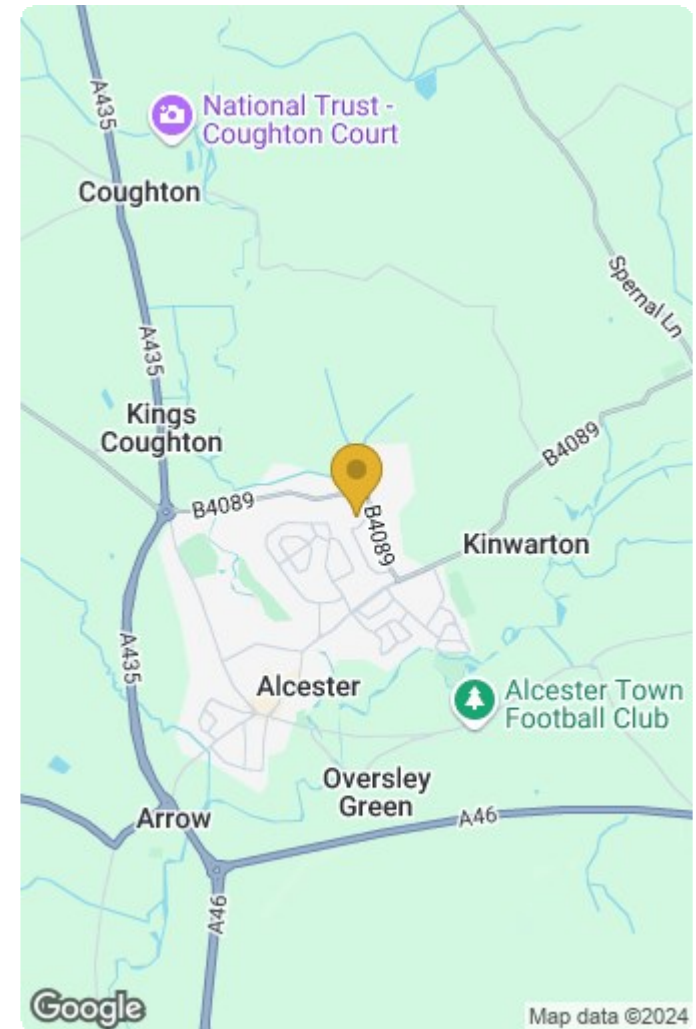


## Ground Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



Total area: approx. 26.5 sq. metres (285.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		