



Gas House Lane, Alcester, B49 5RB

Offers in excess of £140,000


KING
HOMES

This spacious one bedroom apartment is conveniently located near Alcester High Street. It is situated on the ground floor and features beautiful communal gardens at the front. The entrance hallway leads to a lounge diner with a sliding door to the communal garden, a fitted kitchen area, a good size double bedroom, and a bathroom. The property also includes an allocated parking space and is being sold with no chain, making it an ideal first time buy or investment property.

Location: Alcester is a prosperous market town in Warwickshire, is situated about eight miles west of Stratford-upon-Avon. The town is encompassed by picturesque countryside, a significant portion of which is part of the Ragley Estate.

Alcester offers a variety of amenities for everyday necessities, such as a Waitrose supermarket, a diverse selection of shops, recreational facilities including the Centenary Field public park in close proximity to the property, and educational institutions. For a more extensive range of shopping and leisure options, residents can visit the cultural hub of the region, Stratford-upon-Avon, which is renowned for being the home of the Royal Shakespeare Company.



Entrance hallway**Lounge** 13'8 x 12'6 (4.17m x 3.81m)**Kitchen** 6'7 x 8'11 (2.01m x 2.72m)**Bedroom** 8'7 x 12'10 (2.62m x 3.91m)**Bathroom** 8'5 x 6 (2.57m x 1.83m)**Tenure information**

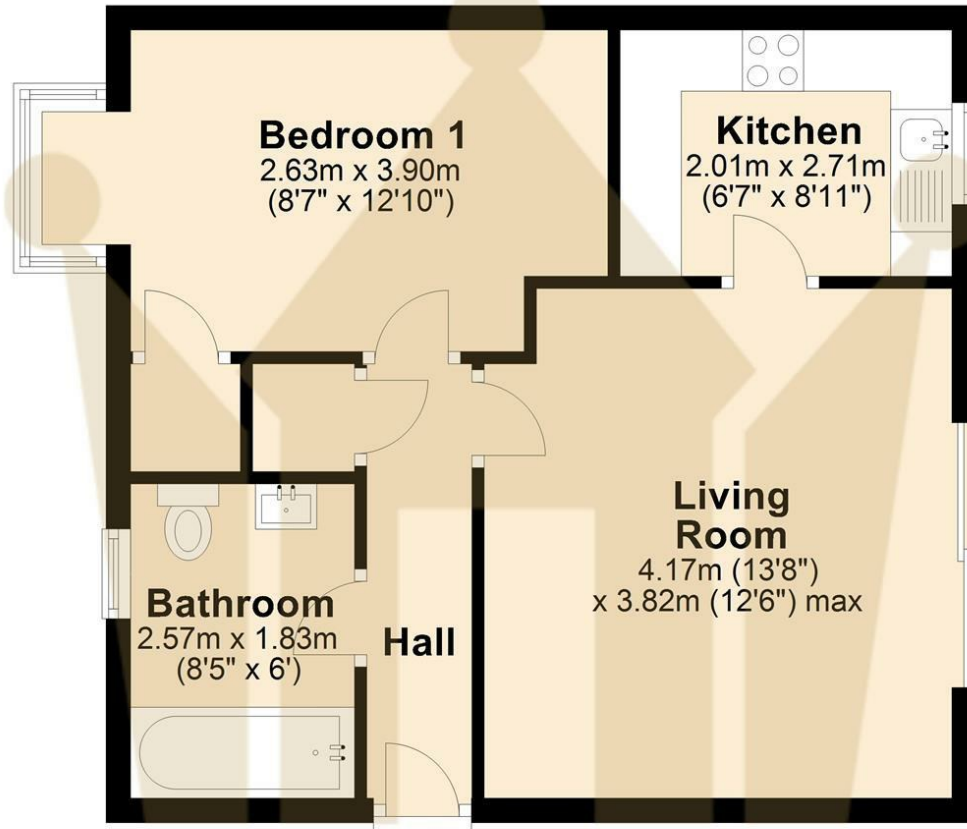
We have been advised the service charge for this property is £145.00 Per month, The Service Charge, determined by the Owners Management Team, encompasses communal lighting, heating, cleaning, car park maintenance, gardening, and Flat insurance. Proxim Management Company collaborates with our Owners Team to oversee the entire site. New Owners have the opportunity to become Directors and participate in the Team.



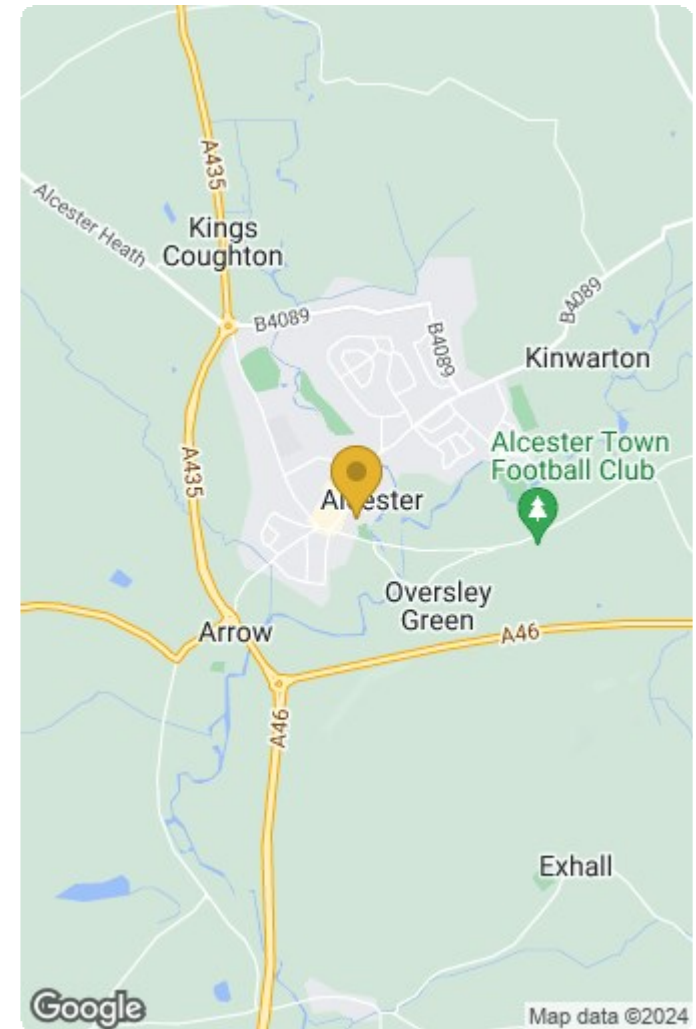


Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 42.5 sq. metres (457.7 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		