



**Briar Croft ,Alcester Road, Stratford-Upon-Avon, CV37 6PH**

**£160,000**

  
**KING**  
HOMES



This property boasts a prime location in the heart of Stratford-upon-Avon, conveniently close to the doctor's surgery, train station, and with a bus stop right outside the development. Situated within Briar Croft, an extra care retirement community, residents enjoy a wide range of amenities including an on-site restaurant, laundry facilities, and recreational activities such as a gardening club and craft group. A dedicated team of carers is also available on site. This second-floor property, maintained to a high standard, offers a spacious layout with two well-sized bedrooms, a shower room, and an open-plan lounge and dining area leading to a fully fitted kitchen. Available for a 70% share, with NO CHAIN.



**Entrance hallway**

**Kitchen** 7'2" x 10'6" (2.20 x 3.22)

**Living Room** 17'2" x 10'3" (5.24 x 3.13)

**Bedroom One** 15'6" x 9'5" (4.73 x 2.88)

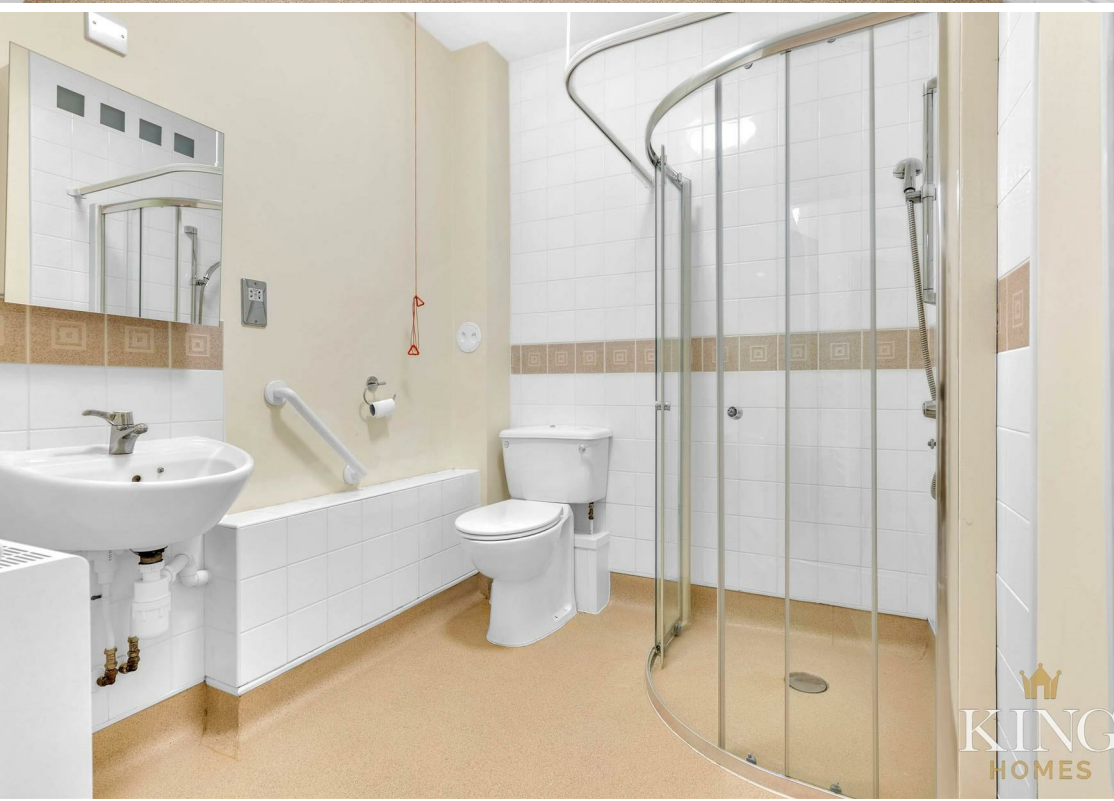
**Bedroom Two** 11'8" x 8'2" (3.57 x 2.51)

**Wet Room** 6'6" x 9'4" (1.99 x 2.85)

**Lease information**

Residents are accepted from 55 years of age.  
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 service charge of roughly £530.23 per month to include water, heating & activities at Briar Croft.  
Leasehold, 110 years remaining.  
This information should be checked with a solicitor.

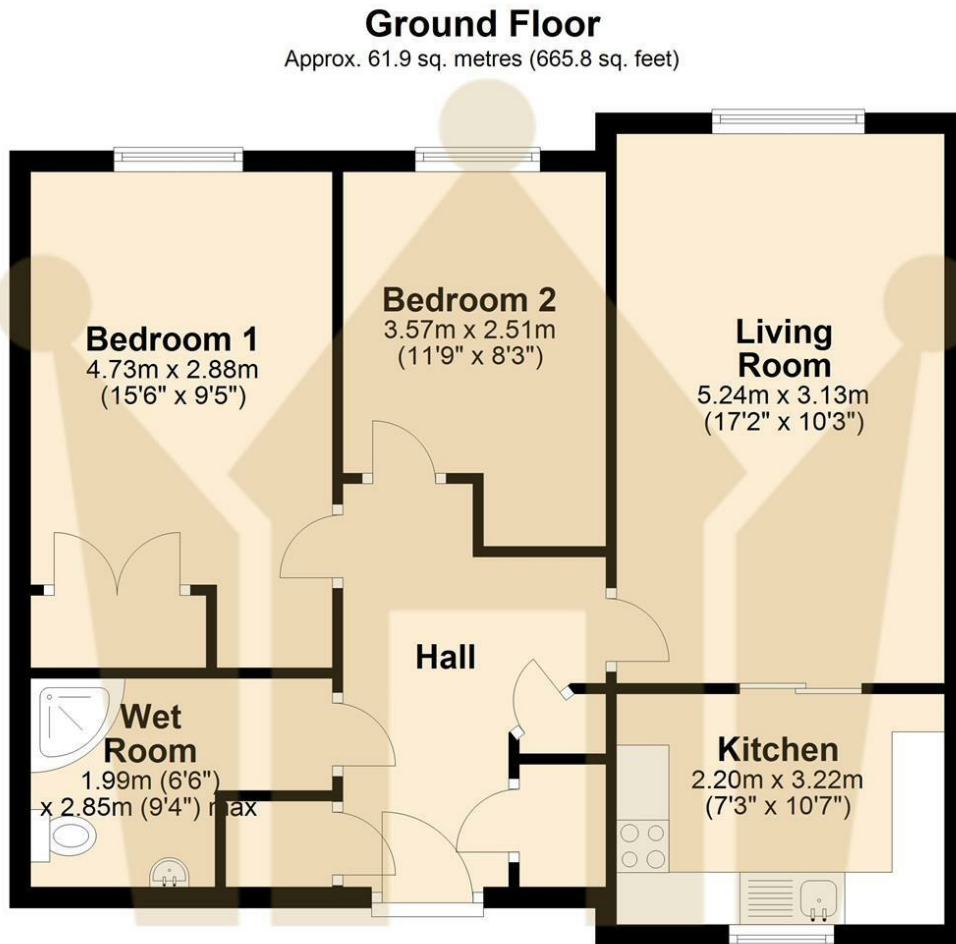




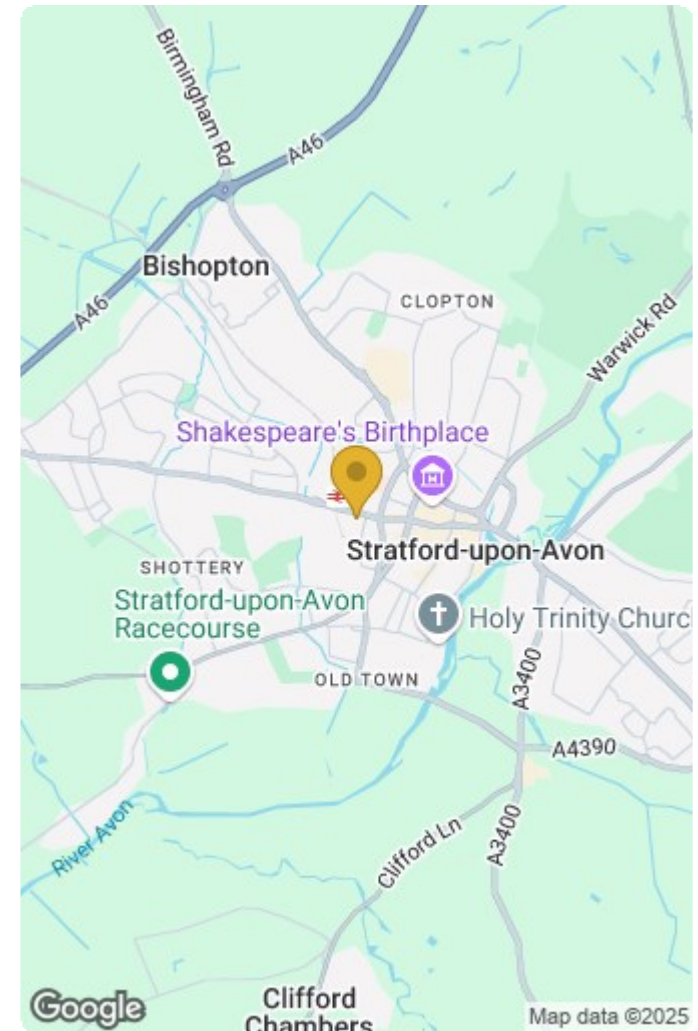








Total area: approx. 61.9 sq. metres (665.8 sq. feet)



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

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