



**High Street, Alcester, B50 4BG**

**Offers over £190,000**



**\* A Spacious and Unique Two-bedroom First-Floor Apartment\*** Set in the heart of Bidford-on-Avon, offering stunning river views. Located within the exclusive Old Bridge Inn, this rare property features allocated parking, a private mooring, and fishing rights. The stylish interior includes a large open-plan living area with an exposed brick fireplace and burner, a modern fitted kitchen, and a contemporary bathroom. With double glazing, gas central heating, and a share of the freehold, this is an excellent opportunity for first-time buyers, downsizers, or investors. Viewing highly recommended!



A rare opportunity to own a beautiful first-floor apartment in the heart of Bidford-on-Avon, boasting breathtaking views over the River Avon. Situated within the exclusive Old Bridge Inn, which comprises just six apartments, this stylish home offers allocated parking, a private mooring, and fishing rights —perfect for those who appreciate riverside living.

Upon entering, the welcoming hallway provides access to all rooms and includes a convenient storage cupboard. The spacious open-plan living room is a true highlight, featuring dual-aspect windows that flood the space with natural light, an exposed brick feature fireplace with a burner, and ample room for both cosy seating and a dining area. The modern kitchen is fitted with sleek white wall and base units, complemented by grey worktops and integrated appliances.

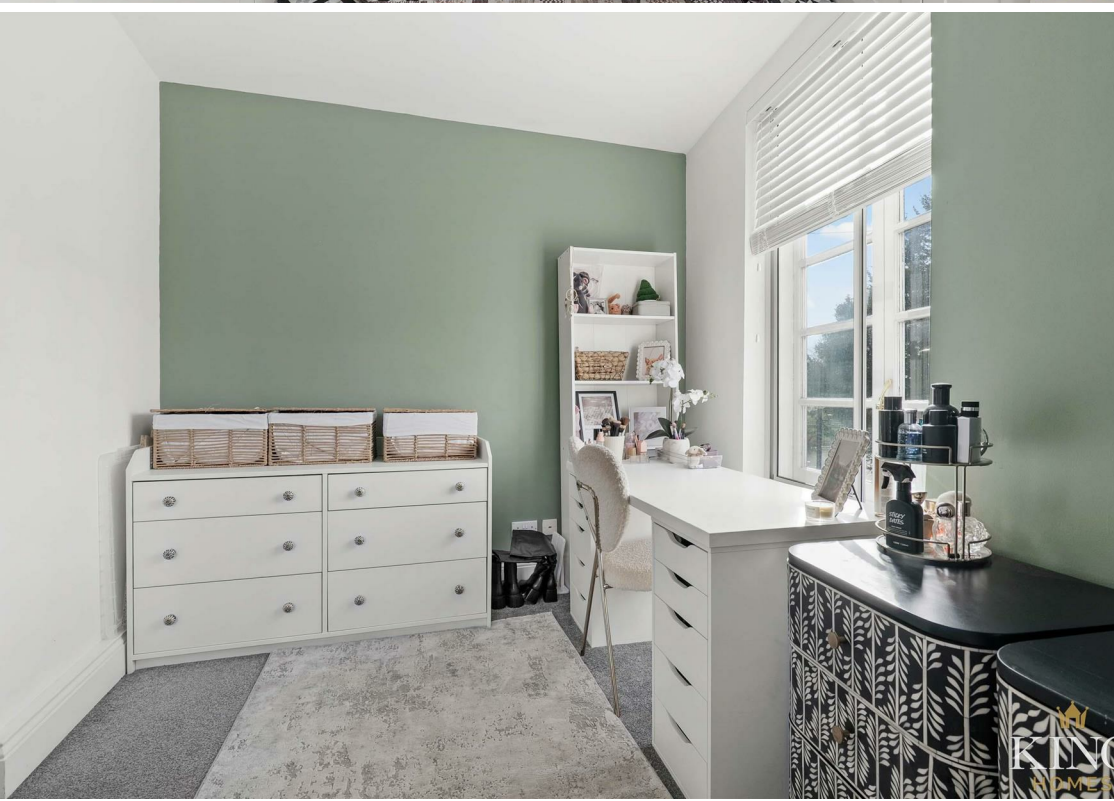
Both double bedrooms offer generous proportions, with Bedroom One benefitting from dual-aspect windows. The contemporary bathroom is well-appointed with a bathtub and shower over, WC, wash basin, and a large feature window.

With double glazing and gas central heating throughout, this property combines charm with modern convenience. Whether you're a first-time buyer, downsizer, or investor, this apartment presents a fantastic opportunity to acquire a stylish home in a highly desirable location.

Additionally, the vendor has informed us that this property comes with a share of the freehold, making it an even more appealing investment.

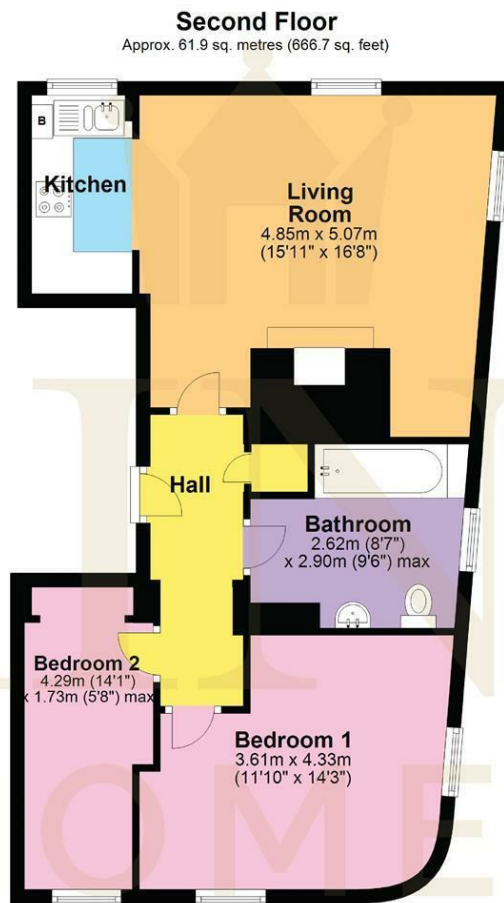
Living Room	15'10" x 16'7" (4.85m x 5.07m)
Kitchen	
Bedroom One	11'10" x 14'2" (3.61m x 4.33m)
Bedroom Two	14'0" x 5'8" (4.29m x 1.73m)
Bathroom	8'7" x 9'6" (2.62m x 2.90m)





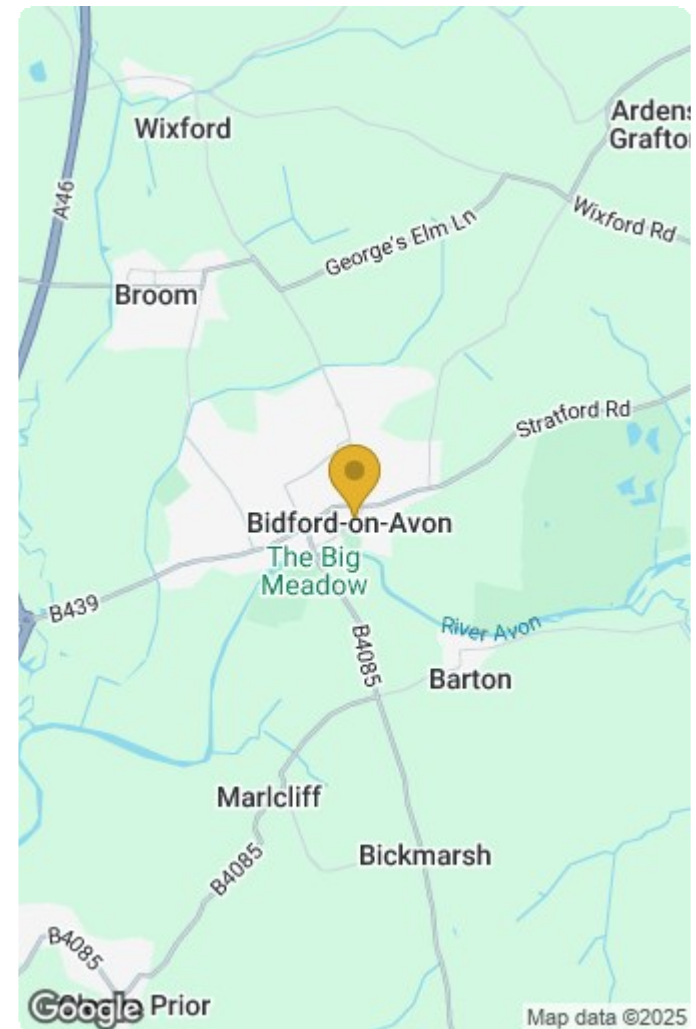






Total area: approx. 61.9 sq. metres (666.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	