



Alcester Road, Stratford-Upon-Avon, CV37 6PH

Guide price £50,000

**** Convenient Central Stratford-upon-Avon Location ** Retirement Living ** Two Bedroom Apartment **** This spacious two-bedroom retirement apartment in the highly regarded Briar Croft development offers low-maintenance living with a private entrance hall, generous sitting/dining room featuring a fireplace and Juliet balcony, and a fitted kitchen with modern appliances. Both bedrooms are well-proportioned, with the main bedroom benefiting from built-in wardrobes, and the part-tiled wet room includes a walk-in shower, vanity unit, and personal alarm system. Residents enjoy a strong sense of community with access to excellent on-site amenities including a restaurant, communal lounge, library, film room, hairdresser, treatment room, shop, laundry, well-maintained gardens, and off-road parking.



Two-Bedroom Retirement Apartment in Central Stratford-upon-Avon – 25% Shared Ownership

6'6" x 9'4" (1.99m x 2.85m)

Set within the highly regarded Briar Croft development, this spacious two-bedroom apartment is ideal for those seeking independent, low-maintenance living in a central Stratford-upon-Avon location. The property is within close reach of the train station, doctors’ surgery, and has a bus stop conveniently located just outside the development.

Briar Croft offers a wonderful sense of community along with a wide range of on-site amenities, including a restaurant, communal lounge, library, film room, hairdresser, treatment room, small shop for essentials, and a communal laundry. Residents also benefit from well-maintained communal gardens and off-road parking.

The apartment features a private entrance hall with three storage cupboards, a personal alarm cord, and an intercom system. The generously sized sitting/dining room includes a feature fireplace with electric fire and a Juliet balcony. The fitted kitchen is well-equipped with matching units, electric oven, four-ring hob, extractor, and tiled splashbacks.

There are two good-sized bedrooms, with the main bedroom benefiting from fitted wardrobes. The wet room is part tiled and includes a walk-in shower with glass screen, WC, wash hand basin, vanity cupboard with lighting, and a personal alarm cord.

This apartment is offered on a 25% shared ownership basis with the remaining 75% owned by Orbit Housing. We are informed that there is a monthly service charge of £530.23 and a monthly rent of £698.10. Available with no onward chain.

Tenure: Leasehold – 125 years from 2010

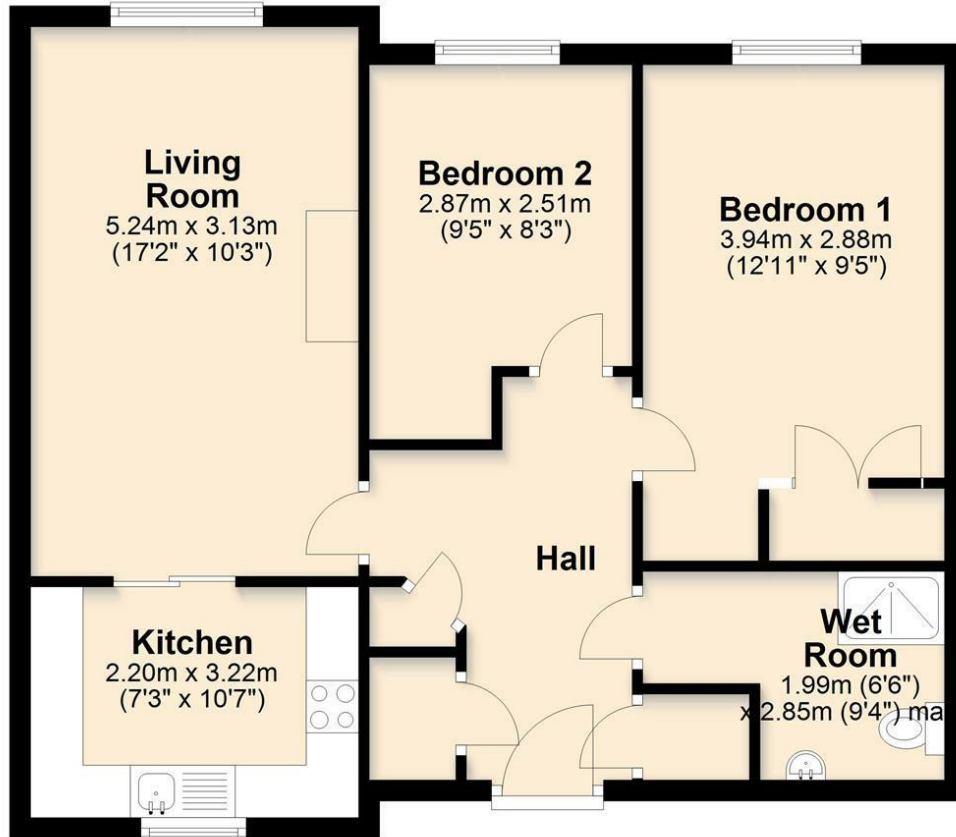
Hall	
Living Room	16'4",78'8" x 10'3" (5,24m x 3.13m)
Kitchen	7'2" x 10'6" (2.20m x 3.22m)
Bedroom 1	12'11" x 9'5" (3.94m x 2.88m)
Bedroom 2	9'4" x 8'2" (2.87m x 2.51m)
Wet Room	



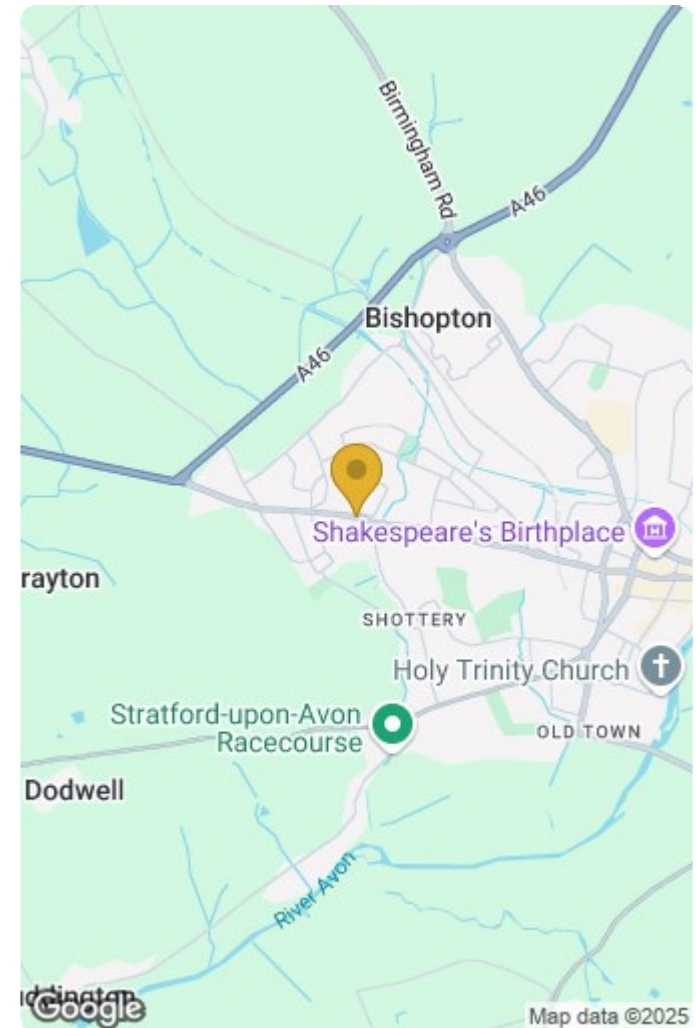


Ground Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



Total area: approx. 61.9 sq. metres (666.0 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	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	EU Directive 2002/91/EC