



Briar Croft, Stratford-Upon-Avon, CV37 6PH

Guide price £150,000

**** 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 – 75% Shared Ownership NO RENT TO PAY ON OTHER 25% SHARE

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 75% shared ownership basis with no rent payable on the remaining share, and is available with no onward chain.

Tenure: Leasehold – 125 years from 2010. Service charge approx. £361.71 pcm. No ground rent. (All details should be confirmed by your solicitor.)

Hall	
Living Room	17'2" 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)

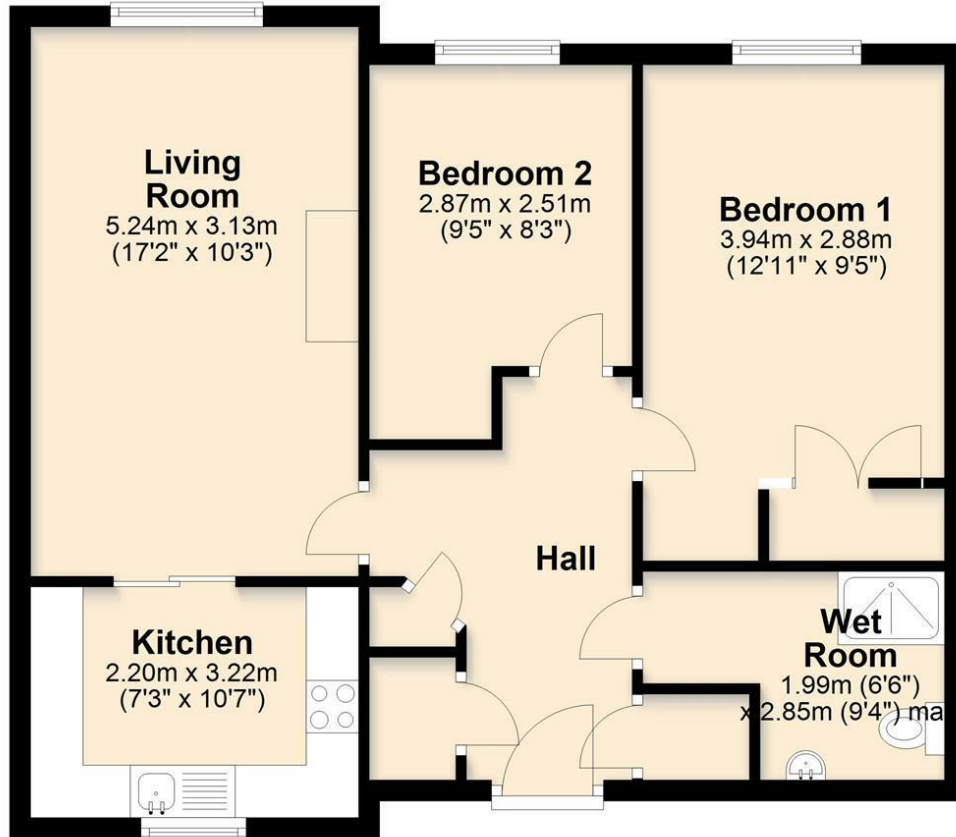
Wet Room 6'6" x 9'4" max (1.99m x 2.85m max)



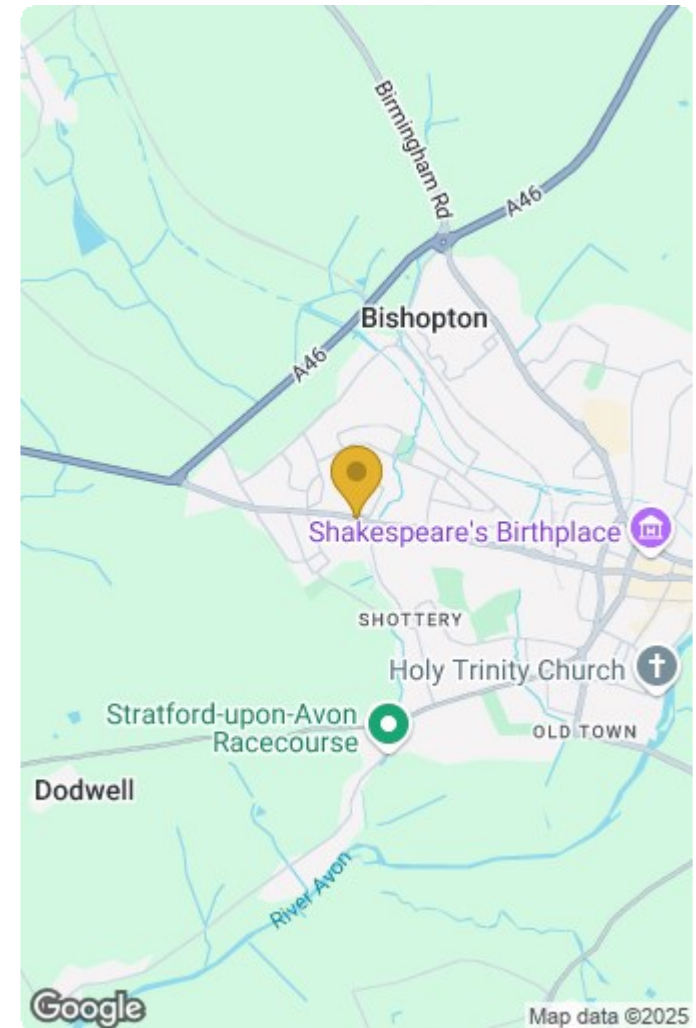


Ground Floor

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		81	81
(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	