



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

Offers in excess of £135,000


KING

KING
HOMES

Fantastic position within the town centre of Stratford upon Avon being within close proximity to the doctors surgery, train station and having a bus service to the outside of the development. Briar Croft is an extra care retirement development offering a fantastic variety of facilities including an on site restaurant, laundry facilities, and a programme of recreational activities, e.g. gardening club, and craft group. There is a dedicated team of carers on site at Briar Croft. This property is being sold for 50% share and is located on the GROUND floor being maintained to a high standard throughout and has two great size bedrooms, shower room, open plan lounge diner through to a fully fitted kitchen. Being sold with NO CHAIN.



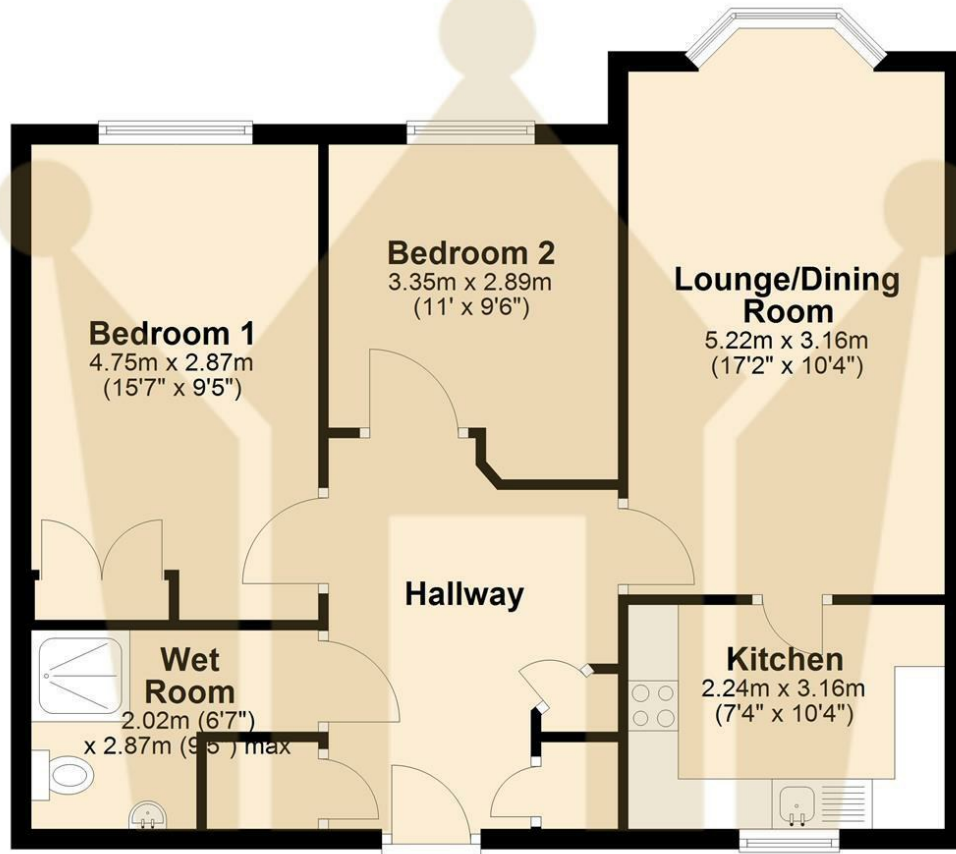
Hallway	
Lounge/Dining Room	17'1" x 10'4" (5.22m x 3.16m)
Kitchen	7'4" x 10'4" (2.24m x 3.16m)
Bedroom One	15'7" x 9'4" (4.75m x 2.87m)
Bedroom Two	10'11" x 9'5" (3.35m x 2.89m)
Wet Room	6'7" x 9'4" (2.02m x 2.87m)



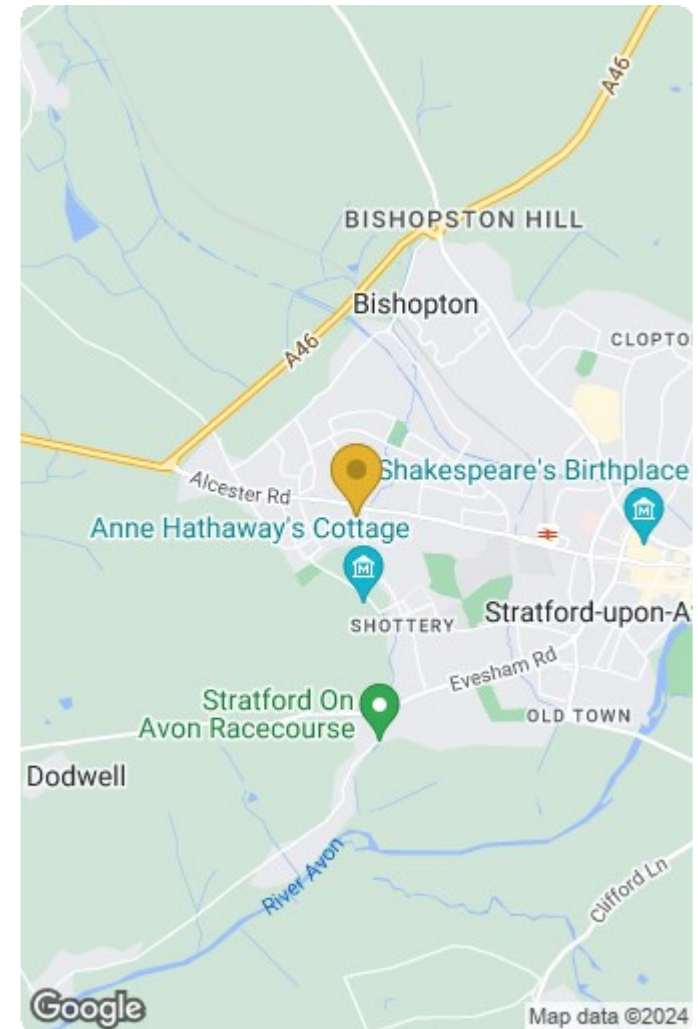


Ground Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 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	73	73

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		