



23 Corinthian Court
Alcester, B49 5AY
£160,000

Welcome to this charming flat located in the desirable Corinthian Court, Alcester. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Situated in the heart of Alcester, this flat benefits from a vibrant community atmosphere, with local shops, cafes, and parks just a stone's throw away. The area is well-connected, providing easy access to public transport links, making it convenient for commuting to nearby towns and cities.

Entrance Hall

Giving access to Kitchen/Lounge, bedrooms and shower room. Intercom phone system and storage cupboard.

Lounge

15'5" x 11'3" (4.70m x 3.45m)

Having UPVC double glazed windows to the rear and side elevation, electric convector heater and laminate flooring. An arched entrance way providing access into the;

Kitchen

10'2" x 6'2" (3.12m x 1.90m)

Having a range of wall and base units with work-tops over, space for fridge/freezer and washing machine. Built-in oven with electric four-ring hob, extractor fan. vinyl flooring and electric night storage heater. Window to the rear elevation.

Bedroom One

13'5" x 9'8" (4.11m x 2.97m)

Having UPVC double glazed window overlooking the communal grounds to the front elevation, electric night storage heater and access hatch to partially boarded loft space.

Bedroom Two

Having UPVC double glazed window overlooking the allotments to the side elevation and wall mounted electric convector heater.

Shower Room

White suite comprising corner glazed shower enclosure with wall mounted mixer shower, close coupled W.C. and pedestal hand wash basin. Splash back tiling to part walls, wall mounted electric heater, ceiling extractor fan and vinyl flooring.

Communal Gardens

Well presented landscaped communal grounds with allocated parking space for one car along with ample visitor parking.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The agent understands that the property is Leasehold with 72 years unexpired.

Service Charge:

£1,105.55 per half. However, we advise all interested parties to obtain verification through their Solicitors.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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	

