



4 Corinthian Court  
Alcester  
B49 5AY

£140,000



We are pleased to present this superbly presented one-bedroom ground floor apartment, featuring its own private front door and access. The accommodation is conveniently arranged on one floor and comprises an entrance hall, an open-plan kitchen/living area, a double bedroom, and a refitted shower room. The property also includes one allocated parking space. Located in the heart of Alcester, this apartment offers a vibrant community atmosphere with local shops, cafes, and parks within easy reach. The area benefits from excellent transport links, providing convenient access to nearby towns and cities.

**Entrance Hall**

7'6" (max) x 13'5" (2.3m (max) x 4.1m)

Having doors leading to all rooms, a large storage cupboard and airing cupboard.

**Living Room**

10'8" x 14'9" (3.26m x 4.5m)

Having a UPVC double glazed window to the side elevation, central electric fireplace and archway leading to;

**Kitchen**

10'8" x 6'1" (3.27m x 1.87m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over, four ring electric hob with single oven below and space for a free standing fridge freezer.

**Bedroom**

9'4" x 11'0" (2.87m x 3.36m)

A generously sized bedroom having a UPVC double glazed window to the side elevation.

**Shower Room**

6'6" x 6'2" (2m x 1.9m)

Having a corner shower with rainfall shower head over, WC, sink with vanity unit below and mixer tap over, an electric heated towel rail and wood effect Kardean flooring with a UPVC double glazed frosted window to the rear elevation.

**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:

Leasehold - 99 years from January 1996. Service charge in 2024 £1,124.53 half yearly (this may be subject to change). Ground rent in 2025 - £50 half yearly (this may be subject to change).

Council Tax:

Stratford-on-Avon District Council - Band B

Fixtures & Fittings:

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

Viewing:

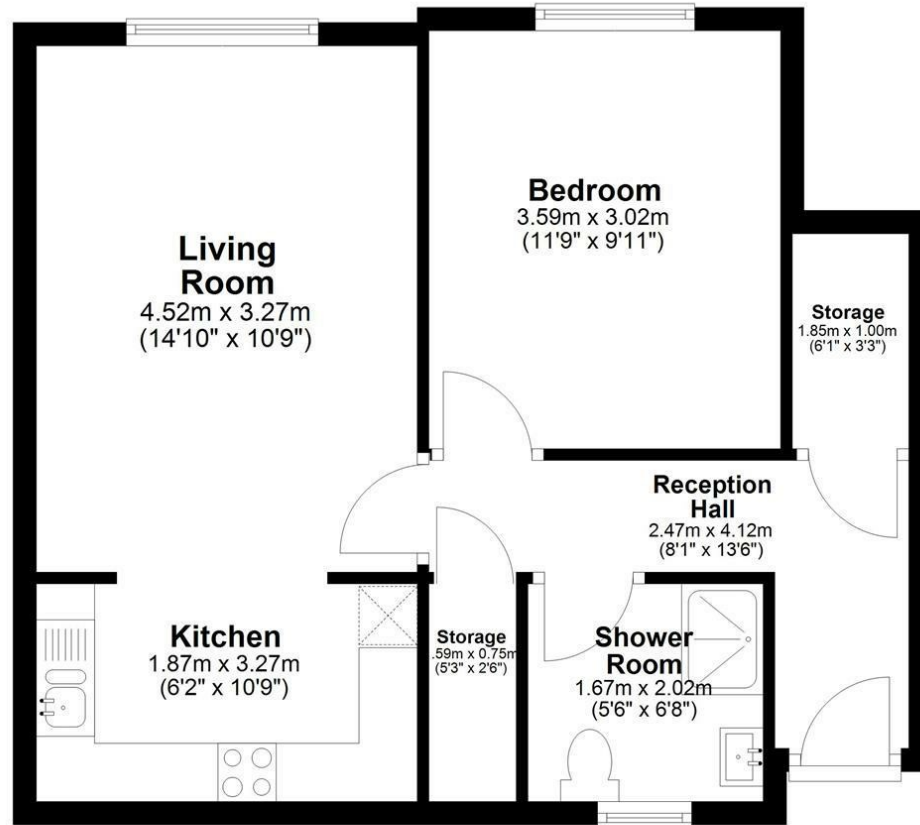
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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## Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 46.0 sq. metres (495.6 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



