



**EARLES**  
TRUSTED SINCE 1935



**Flat 1, 6 Church Street  
Alcester  
B49 5AJ  
£150,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915



An exciting opportunity to purchase a charming one-bedroom ground floor apartment situated in the center of the historic market town of Alcester. The property boasts wonderful views of St. Nicholas Church and the beautiful surrounding historic architecture.

The accommodation is conveniently arranged on a single level and includes an entrance hall, a fully equipped kitchen, a spacious living room, a comfortable double bedroom, and a family shower room.

This property is being offered for sale with no upward chain, making for a potentially smoother transaction.

### Living Room

12'4" x 17'3" (3.77m x 5.27m)

Having a sash window with views of St. Nicholas Church, a centrally located blocked-up fireplace, and an exposed timber beam. Doorway leading to;

### Bedroom

10'6" x 12'1" (3.22m x 3.7m)

A generously sized double bedroom, having a sash window overlooking St. Nicholas Church, exposed ceiling timbers and a fitted wardrobe.

### Kitchen

8'10" x 7'2" (2.7m x 2.2m)

The kitchen includes a variety of wall and base units complemented by laminate worktops. It is equipped with a stainless steel sink and mixer tap, and the splashbacks are tiled. A UPVC double glazed window is located at the rear.

Integrated appliances include a single oven, a four-ring gas hob, and a fridge freezer. There is also space available for a washing machine. Additionally, a newly fitted wall-mounted Worcester Bosch boiler is present.

### Shower Room

11'1" x 4'7" (max) (3.4m x 1.4m (max))

Ceramic tiles on the floor and all four walls. WC and a hand basin that are inset within a vanity unit, a single shower with an electric shower installed above, and a heated towel rail.

### Additional Information

#### Services:

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

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>. For more information visit: <https://checker.ofcom.org.uk/>

#### Tenure

Leasehold - The lease commencement date was 5/10/2016 up until 23/06/2164. There are 139 years remaining.

#### Service Charge

There is a monthly service charge payment of £75.00 payable to Number 6 Church Street Alcester. This management company has recently been formed.

#### Ground Rent

We have been advised that there is a peppercorn rent.

#### Council Tax:

Stratford-on-Avon District Council - Band A

#### Fixtures & Fittings:

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

#### Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

#### Viewing:

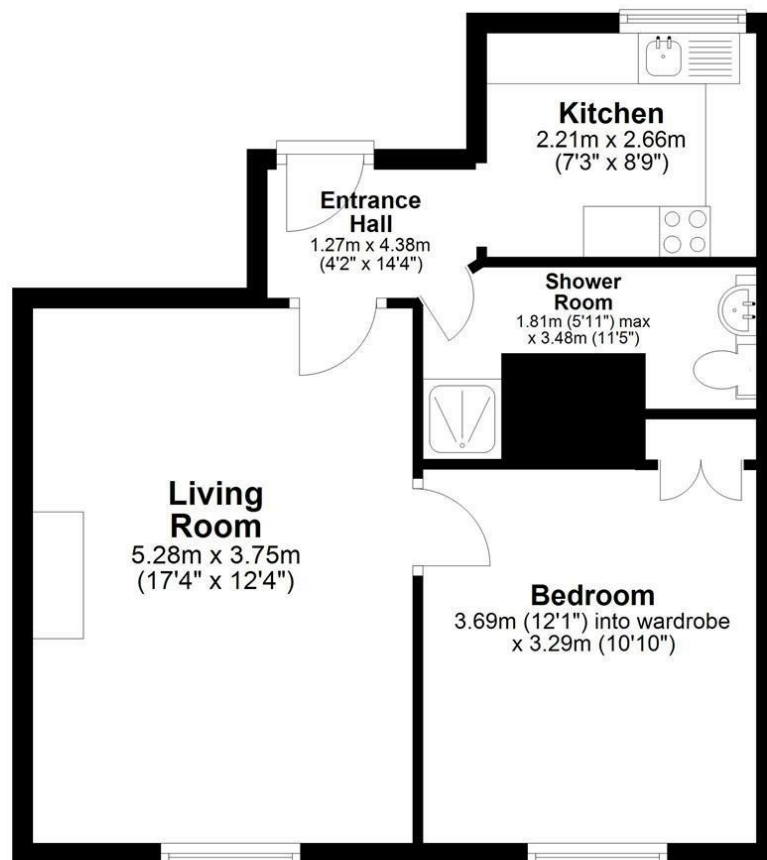
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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# Ground Floor Flat

Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 45.4 sq. metres (489.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



