



**59a High Street,
Alcester, Warwickshire, B49 5AF
£850 Per Month**

A deceptively spacious, three bedroomed duplex apartment situated in the sort after location on Alcester High Street. The property encompasses a wealth of character features throughout to include; exposed timber beams and feature decorative fireplaces. Briefly comprising; entrance hall, lounge, kitchen/dining room, bathroom and three bedrooms.

The property is within easy walking distance of the many amenities that Alcester has to offer. These include; shops, cafés, restaurants, pubs, a post office, a doctor's surgery, as well as both primary and secondary schools. The town is within easy access of the A46, A422 and A435 which, in turn, provide links to the M5, M6 and M42 motorways. There are also regular bus services, which run to Bidford-on-Avon, Evesham, Redditch, Stratford-upon-Avon and Studley.

Sorry no pets and no smokers.

From the High Street a timber door opens into a communal passage way, with automatic lighting. Timber part glazed door opens into:-

Entrance Hall

With staircase rising to the first floor and feature exposed timbers beams.

Kitchen

7'8" x 8'10" (2.34m x 2.71m)

A range of wall and base units with wood effect roll top work surfaces over. Inset stainless steel 1 1/4 sink unit with chrome mixer tap over, tiling to splash backs. 'Beko' 8kg automatic washing machine, 'Beko' 8kg condensing tumble dryer. Under counter refrigerator with an integral freezer drawer, free standing 'Logik' cooker with four ring gas hob and stainless steel splash back. Wall mounted 'Worcester' combination boiler. Dual aspect with UPVC double glazed windows to the side and rear elevation.

Dining Area

7'5" x 12'4" (2.27m x 3.78m)

With fitted carpet, radiator, feature brick decorative fireplace and staircase rising to the second floor. Feature exposed timber beams and a timber part glazed door opens into:-

Living Room

13'11" x 12'6" (4.25m x 3.82m)

With fitted carpet, two timber windows to the front, radiator, feature cast iron decorative fireplace and feature exposed timber beams.

From the dining area a timber part glazed door opens into:-

Re-fitted Bathroom

5'10" x 6'6" (1.80m x 1.99m)

Panel bath with chrome mixer tap, mains fed 'drench head' shower, secondary shower attachment and glazed shower screen over, vanity unit with inset wash hand basin and chrome mixer tap over, low level WC with concealed cistern, tiling to splash backs, chrome ladder style heated towel rail, UPVC double glazed obscure window to the rear and feature exposed timber beams.

Second Floor

Timber doors opening to three bedrooms and timber door giving access to a storage cupboard with fitted shelving. Feature exposed beams.

Bedroom One

13'8" x 9'9" (4.18m x 2.99m)

Feature exposed timber beams, radiator, UPVC double glazed window to the rear. Restricted head height to the eaves measuring approximately 1.43m.

Bedroom Two

8'7" x 12'6" (max) 9'10" (min) (2.63m x 3.82m (max) 3.00m (min))

Timber window to the front, radiator and feature exposed timber beams.

Bedroom Three

12'5" x 4'11" (3.81m x 1.52m)

Timber window to the front, radiator and feature exposed timber beams.

Parking

On road parking is available on the High Street and all residential houses which front Alcester High Street may be able to

purchase a permit from the Local Authority - www.warwickdc.gov.uk (search parking permits). There is also free parking within walking distance of the property.

Additional Information

Services: Water, gas, electricity and drainage are connected to the property.

Council Tax: Band B (Stratford-on-Avon District Council)

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit:
<https://checker.ofcom.org.uk/>

Viewing: Strictly by prior appointment through John Earle on 01564 794 343.

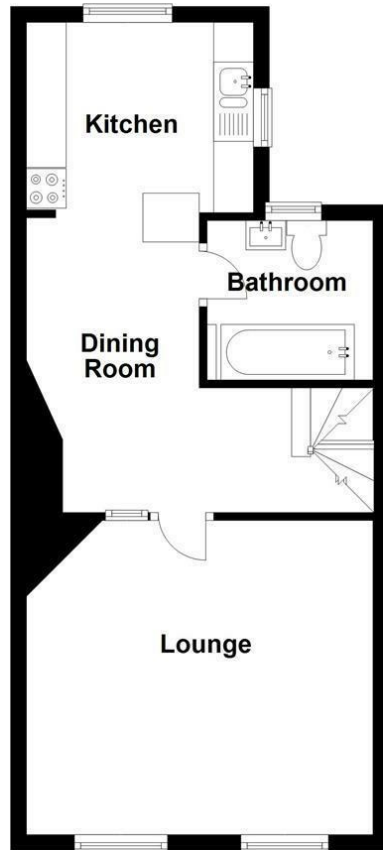
A dilapidations deposit is applicable, equivalent to 1 months rent - this will be registered with the TDS (www.tds.gb)

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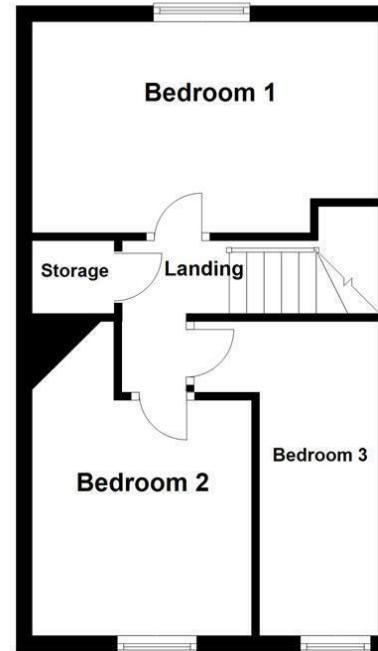
First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



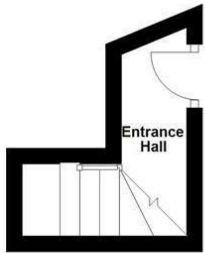
Second Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Ground Floor

Approx. 3.1 sq. metres (33.9 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.

Plan produced using PlanUp.



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	
58	74
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	
72	74
England & Wales	
EU Directive 2002/91/EC	

