Sanders&Sanders

OVERSLEY HOUSE ALCESTER WARWICKSHIRE



An opportunity to acquire a first-floor retirement apartment being offered with no upward chain and conveniently situated within a highly regarded retirement development, within close proximity to local amenities to include: Doctors surgery/pharmacy and small shopping precinct. The well-proportioned accommodation comprises: Reception Hall, lounge, kitchen, double bedroom with built in wardrobe and bathroom. Delightfully landscaped and well-maintained communal grounds and communal parking. Benefitting from communal library, laundry facilities, activity room and guest bedroom subject to request and availability. Available to those of 60 years and over.

£59,950

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Oversley House, Alcester, B49 6PX

Lounge 13' 1'' (3.99m) x 9' 10'' (3m)



Kitchen 6' 11'' (2.11m)x 4' 11'' (1.5m)



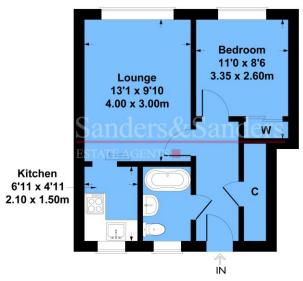
Bedroom 11' 0'' (3.35m) x 8' 6'' (2.59m)



Bathroom



Floor Plans



Approximate Gross Internal Area = 34 sq m / 365 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure

Leasehold, 99 years from 25th March 1984.

The service charge is currently £707.65 quarterly (this may be subject to change).

Ground Rent

Payable quarterly currently at £30.00 (this may be subject to change).

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.