# Sanders&Sanders

## CHESTNUT COURT GAS HOUSE LANE ALCESTER



A purpose-built, ground floor apartment, enjoying a delightful communal courtyard setting, and being situated a short stroll away from the town centre high street and small local park. The accommodation comprises: Communal secure entrance, Reception hallway, lounge with patio doors, kitchen, bedroom with square bay window and bathroom. Allocated parking and splendid communal gardens.

## £149,950

Burton House, High Street, Alcester, Warwickshire, B49 5AB. Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

Web: www.sanders-sanders.co.uk

### Chestnut Court, Gas House Lane, Alcester, B49 5RB

Lounge 12'6'' x 11'8'' (3.81 x 3.55)









Inner Hallway





Kitchen 8'11'' x 6'8'' (2.71 x 2.02)

#### Bedroom 12'10'' x 8'8'' (3.90 x 2.63)





Bathroom





**Communal Grounds** 





#### **Nearby Small Local Park**



**Communal Parking Area** 



#### Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



#### Tenure

We have been informed by the vendor of the below information.

The Lease is for 999 years from 1991.

The monthly Service Charge is £148.81 (includes Insurance, maintenance, communal cleaning, lighting and heating, gardening)

#### **Fixtures & Fittings**

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

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 & 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.