

HIGH STREET ALCESTER WARWICKSHIRE



A sizeable three storey duplex apartment located in the heart of the high street and offering versatile accommodation. The grade II listed accommodation comprises: Ground floor porch and entrance hall, first floor living room, kitchen/diner and bedroom, two further bedrooms and shower room on the second floor. Small area to the rear for outbuilding.

£199,950

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

Web: www.sanders-sanders.co.uk

47 High Street, Alcester, Warwickshire, B49 5AF

First Floor

**Living Room 5.16m
(16'11") x 4.83m
(15'10")**



**Kitchen/Diner 3.47m
(11'4") x 3.00m (9'10")
max**



Second Floor

**Bedroom Two 4.06m
(13'4") x 2.84m (9'4")**



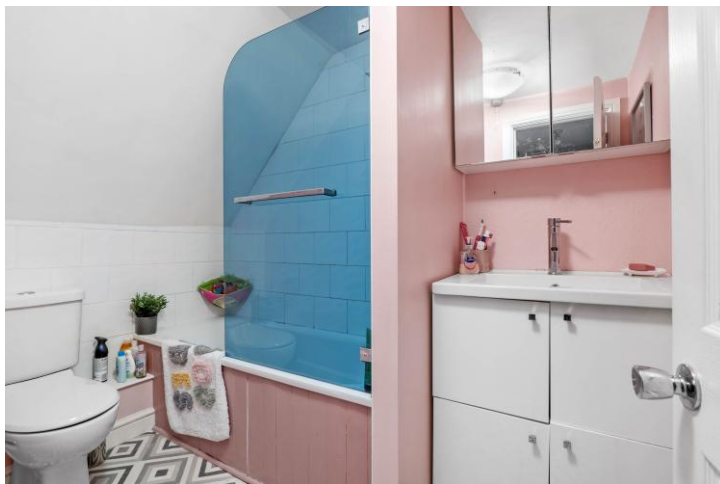
**Bedroom One 5.16m (16'11") x
4.74m (15'6")**



**Bedroom Three 3.99m
(13'1") x 2.32m (7'7")**



**Shower Room 2.74m
(9') x 1.83m (6')**



Tenure

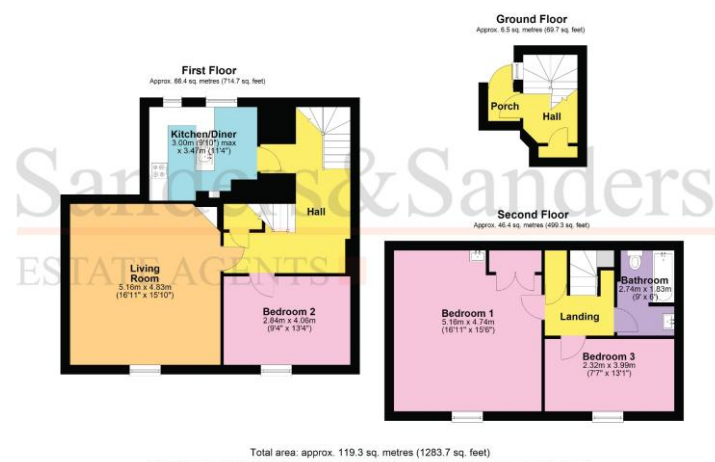
**Leasehold - 120 years
from December 1986.
There are 81 years
remaining.**

**Ground rent is £25.00
per year. (this may be
subject to change).**

**We are informed by
the vendor that a
yearly contribution of
approximately
£650.00 is paid by
number 47 towards
the insurance of the
building.**

**There is no
management
company or sinking
fund in place.**

Floor Plans & Property Details Disclaimer



These 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.

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.