

KINGLEY AVENUE ALCESTER WARWICKSHIRE



A surprisingly spacious and much improved two-bedroom first floor maisonette, offering excellent accommodation together with a particularly generous rear garden which is a real feature of the property. Well-presented throughout, the accommodation includes a ground floor entrance lobby, sizeable lounge, kitchen, two double bedrooms and bathroom. Offering considerably more space than might first be expected. Outside, the generous rear garden is a particular selling point, providing an excellent amount of private outdoor space, whilst the property is conveniently situated close to a local park and riverside recreational area. An excellent opportunity for first-time buyers, downsizers or investors looking for space, garden and value for money. EPC – D.

£160,000

7 Kingley Avenue, Alcester, Warwickshire, B49 6BH

Lounge



Kitchen





Bedroom One



Bedroom Two



Bathroom



Rear Garden



Tenure/Service Charge/Ground Rent

Lease Start Date – 31/01/1999

Lease End date – 01/02/2124

Lease Term – 125 years from 1 February 1999

Lease Term Remaining – 97 years.

Service charge is currently £534.77 (this may be subject to change).

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.

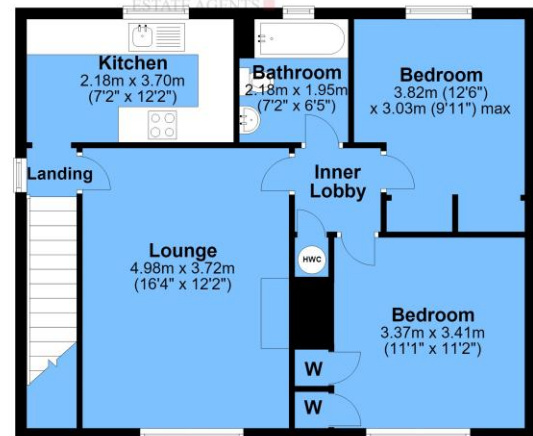
Ground Floor

Approx. 1.9 sq. metres (20.8 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



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.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.