



Alcester Road, Stratford-Upon-Avon, CV37 6PH

Guide price £90,000

**\*\* Convenient Central Stratford-upon-Avon Location \*\* Retirement Living \*\* One-Bedroom Apartment with Juliette Balcony \*\*** This well-presented one-bedroom retirement apartment within the highly regarded Briar Croft offers low-maintenance living in a central Stratford-upon-Avon location. The property benefits from a generous living room featuring a Juliette balcony, a fitted kitchen/diner, a spacious double bedroom, and a wet room. Briar Croft provides an excellent sense of community, complemented by superb on-site amenities including a restaurant, communal lounge, library, film room, hairdresser, treatment room, shop, laundry, beautifully maintained gardens, and off-road parking.



One-Bedroom Retirement Apartment in Central Stratford-upon-Avon. Situated within the highly regarded Briar Croft development, this well-proportioned one-bedroom apartment offers independent, low-maintenance retirement living in a highly convenient central Stratford-upon-Avon location. The train station, doctors' surgery, and a bus stop just outside the development all provide excellent accessibility.

Briar Croft enjoys a strong sense of community and offers a superb range of on-site facilities, including a restaurant, communal lounge, library, film room, hairdresser, treatment room, small essentials shop, and communal laundry. Residents also benefit from well-tended gardens and off-road parking.

The apartment features a welcoming entrance hall with useful storage and access to all rooms. The generously sized Living Room enjoys a bright aspect and features a Juliette balcony, allowing plenty of natural light. The Kitchen/Diner is fitted with a wide range of wall and base units and provides space for appliances, and space for a dining table.

The double bedroom is well proportioned and positioned for privacy. The wet room includes a walk-in shower, WC, hand wash basin, vanity cupboard with lighting, and a personal alarm cord.

The property is offered on a 75% shared ownership basis, with NO RENT PAYABLE on the remaining 25% share, and is available with no onward chain.

Tenure: Leasehold – 125 years from 2010. Service charge approx. pcm.  
(All details should be confirmed by your solicitor).

#### Hall

**Kitchen/Diner** 9'5" x 6'6" (2.88m x 2.00m)

**Living Room** 14'9" x 11'8" (4.51m x 3.56m)

**Bedroom 1** 13'10" x 9'3" (4.24m x 2.82m)

**Bathroom** 7'2" x 6'3" (2.19m x 1.92m)



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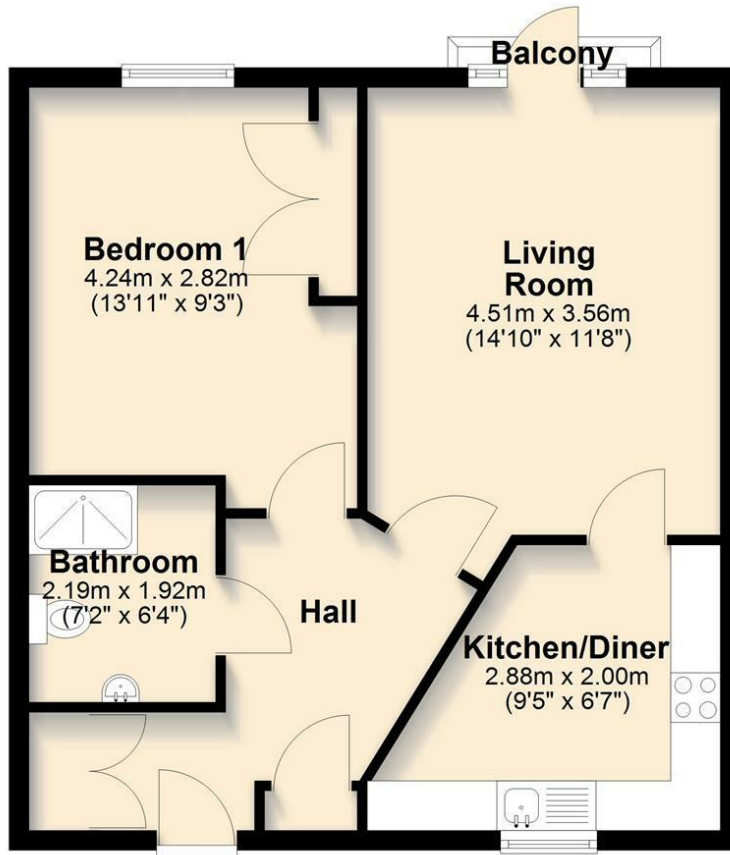
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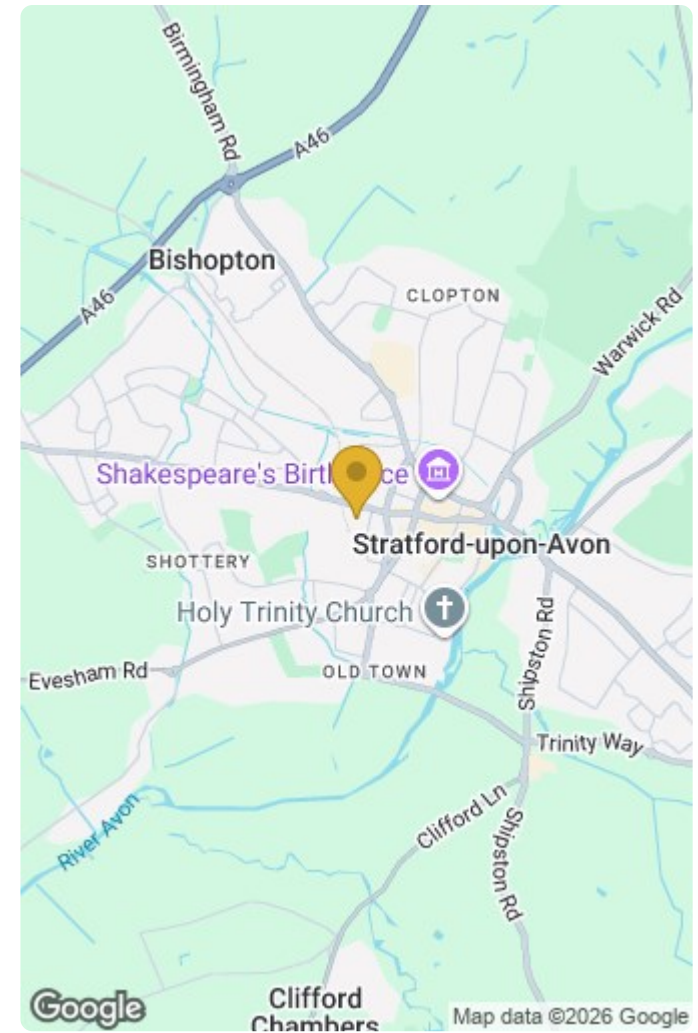
JUST EAT

### Ground Floor

Approx. 52.3 sq. metres (562.4 sq. feet)



Total area: approx. 52.3 sq. metres (562.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	