

Sanders & Sanders

ESTATE AGENTS

BRYAN MEWS BIDFORD-ON-AVON ALCESTER



A nicely proportioned, purpose built first floor flat being offered with no upward chain and located a stone's throw away from the village centre, countryside walks, and most splendid riverside views. Set within a communal courtyard setting and having accommodation to include: Impressive communal archway entrance leading to the secure entrance communal lobby with stairs rising to the main entrance door. Reception hallway, generously sized lounge, re-fitted kitchen, two bedrooms and bathroom. Allocated parking space, visitor parking, and communal grounds. EPC – C.

£165,000

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

Web: www.sanders-sanders.co.uk

11 Bryan Mews, Bidford-on-Avon, Alcester, Warwickshire, B50 4BF

Main Entrance



Lounge



KITCHEN





Bedroom Two



Bathroom



Bedroom One



Communal grounds



Tenure/Service Charge & Ground Rent

One hundred years on lease from and including 1 January 2023, 97 years remaining.

Service charge - £1,462.47 per annum.

Ground Rent - £113.00 per annum (The above may be subject to change).

Parking

1 x allocated space and visitor parking.

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.



Floor Plan
Floor area 52.3 sq.m. (562 sq.ft.)

Total floor area: 52.3 sq.m. (562 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.