12 Bryan Mews, Bidford on Avon, Alcester, B50 4BF

- NO ONWARD CHAIN
- One double bedroom and one single bedroom
- Both bedrooms with built in wardrobes
- Bathroom having bath with shower over
- Off road parking for one car
- Walking distance of the village centre

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Offers Over £119,000

Offered with no onward chain is this two bedroom, top floor apartment located in a quiet position withing walking distance of the village centre. Having been successfully let for a number of years, we believe this home would make an ideal first time buy or investment purchase. Approximate gross rental yield of 7%

ACCOMMODATION

A communal entrance hall leads to a private entrance hall with two useful storage cupboards and loft access. The bright sitting room features a coal-effect gas fire with decorative surround and mantel over, and a pleasant outlook overlooking the communal gardens. The kitchen is fitted with a range of matching wall and base units with work surfaces over, one-and-a-half bowl sink and drainer unit, integrated oven, four-ring gas hob with extractor hood above, space for under-counter appliances, and a wall-mounted boiler. Double bedroom with built-in wardrobes and a second single bedroom, ideal as a nursery or home office, also benefiting from built-in wardrobes. Bathroom with panelled bath, shower over, wash hand basin and wc..

Outside, there is a communal garden, and an allocated parking space for one vehicle.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold, held on a 125 year lease from 2026, with a current service charge of £1,085 per annum and a ground rent £50 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 78% O2 (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Bryan Mews, Bidford On Avon

Total Approx. Floor Area 51.0 Sq.M. (549 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Winkworth