



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

£140,000

**** Convenient Central Stratford-upon-Avon Location ** Retirement Living ** Two Bedroom Apartment **** This spacious two-bedroom retirement apartment in the highly regarded Briar Croft development offers low-maintenance living with a private entrance hall, generous sitting/dining room featuring a fireplace and Juliet balcony, and a fitted kitchen with modern appliances. Both bedrooms are well-proportioned, with the main bedroom benefiting from built-in wardrobes, and the part-tiled wet room includes a walk-in shower, vanity unit, and personal alarm system. Residents enjoy a strong sense of community with access to excellent on-site amenities including a restaurant, communal lounge, library, film room, hairdresser, treatment room, shop, laundry, well-maintained gardens, and off-road parking.



Two-Bedroom Retirement Apartment in Central Stratford-upon-Avon – 75% Shared Ownership NO RENT TO PAY ON OTHER 25% SHARE

Wet Room

6'7" x 9'4" (2.02m x 2.87m)

Set within the highly regarded Briar Croft development, this spacious two-bedroom apartment is ideal for those seeking independent, low-maintenance living in a central Stratford-upon-Avon location. The property is within close reach of the train station, doctors' surgery, and has a bus stop conveniently located just outside the development.

Briar Croft offers a wonderful sense of community along with a wide range of on-site amenities, including a restaurant, communal lounge, library, film room, hairdresser, treatment room, small shop for essentials, and a communal laundry. Residents also benefit from well-maintained communal gardens and off-road parking.

The apartment features a private entrance hall with three storage cupboards, a personal alarm cord, and an intercom system. The generously sized Lounge/Dining Room includes a feature fireplace with electric fire and a stunning bay window. The fitted kitchen is well-equipped with matching units, electric oven, four-ring hob, extractor, and tiled splashbacks.

There are two good-sized bedrooms, with the main bedroom benefiting from fitted wardrobes. The wet room is part tiled and includes a walk-in shower, WC, hand wash basin, vanity cupboard with lighting, and a personal alarm cord.

This apartment is offered on a 75% shared ownership basis with no rent payable on the remaining share, and is available with no onward chain.

Tenure: Leasehold – 125 years from 2010. Service charge approx. £361.71 pcm. No ground rent. (All details should be confirmed by your solicitor.)

Hallway

Lounge/Dining Room 17'1" x 10'4" (5.22m x 3.16m)

Kitchen 7'4" x 10'4" (2.24m x 3.16m)

Bedroom 1 15'7" x 9'4" (4.75m x 2.87m)

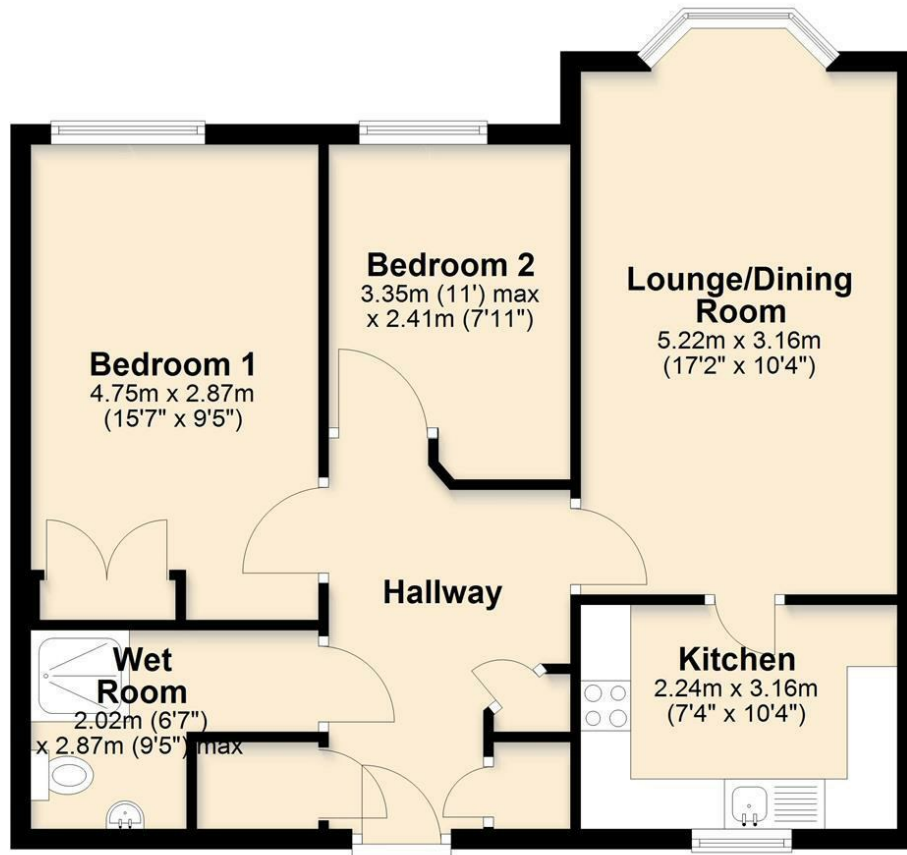
Bedroom 2 10'11" x 7'10" (3.35m x 2.41m)



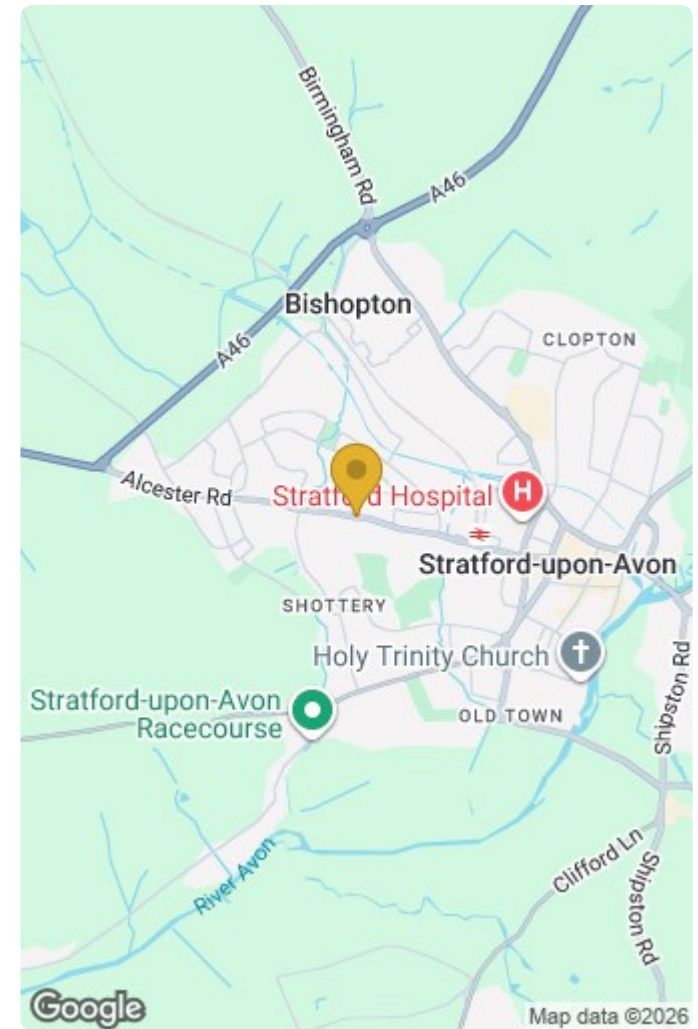


Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 61.7 sq. metres (663.7 sq. feet)



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

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