



**Connells**

Briar Croft  
Stratford-Upon-Avon



## Property Description

Located within the well regarded Briar Croft development, this well maintained two bedroom apartment offers comfortable and convenient living just a short distance from Stratford Upon Avon Town Centre. Briar croft is a high quality extra care retirement community for over 55's, built in 2010 and operated by Orbit. It offers a secure, independent living environment with 24/7 on site care support.

## Entrance Hall

Three storage cupboards. Door leading to all bedrooms, Lounge and Bathroom.

## Lounge

16' 1" x 10' 1" ( 4.90m x 3.07m )

Wall mounted radiator. Juliet balcony to front elevation. Door leading through to kitchen.

## Kitchen

10' 1" x 7' 1" ( 3.07m x 2.16m )

Stainless steel sink with drainer. Laminate floors and work surfaces. Space for fridge freezer. Electric oven and hob with built-in extractor fan.

## Bedroom One

15' 1" x 9' 1" ( 4.60m x 2.77m )

Double-glazed window. Built-in wardrobe. Wall mounted radiator.

## Bedroom Two

Double-glazed window. Wall mounted radiator.

## Bathroom

Walk-in wet room. part-tiled walls. Vinyl flooring. Low-level W/C.

## Parking

Communal and visitor parking available.

## Agent Note

\*\*\*\*The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved\*\*\*\*









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01789 266204**  
**E [stratforduponavon@connells.co.uk](mailto:stratforduponavon@connells.co.uk)**

11B Meer Street  
 STRATFORD UPON AVON CV37 6QB

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 4990.92

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STR108267](http://connells.co.uk/Property/STR108267)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STR108267 - 0009