



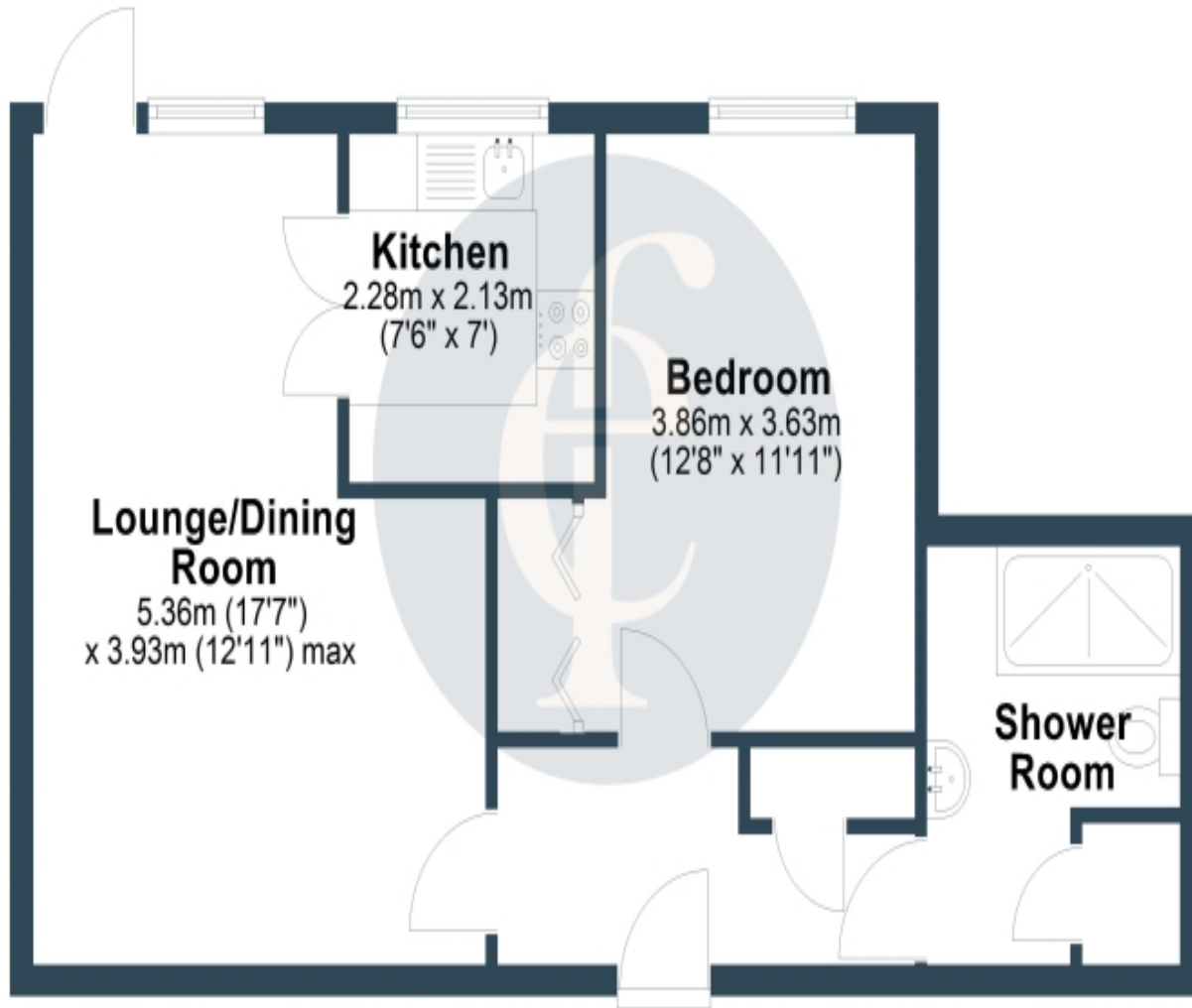
**Hathaway Court Alcester Road, , Stratford-upon-Avon,
CV37 6HH**

Guide Price £115,000



Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 47.4 sq. metres (509.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An excellent opportunity to purchase a well-loved and cared-for one-bedroom ground-floor apartment, exclusively for the over 60's.

Hathaway Court is wonderfully located within Stratford Town, with all local amenities just a short stroll away. Local doctors' surgery, train station and bus stop all on your doorstep. The property itself is light and airy and is one of the largest one-bedroom apartments of the 54 properties within the development, serviced by a lift.

The resident manager is contactable via several emergency call points within the property, if required. There is a guest suite available for guests to hire and a laundry available close by for all your laundry needs.

The secure communal entrance has a telecom entry system to all the apartments, and once inside, the communal hallway is bright and welcoming and gives access to a large residents' lounge where coffee mornings and afternoon teas are organised for those living there, making this a very sociable place to enjoy. There are beautiful communal gardens with manicured lawns, colourful planted borders and benches ready to be used over a natter and a brew.

Number 5 boasts direct access onto a patio seating area and onto the well-maintained grounds, creating an extension from the inside to the outside.

Ideally located off the inner hall with spacious accommodation that is neutrally decorated throughout with clean lines and tones.

The sitting through dining room offers ample space for relaxing and dining. The main focal point is the electric fire with decorative surround. As mentioned, there is a French door leading to an ideal seating area via a patio laid directly from the apartment.

Conveniently located off the sitting room is the kitchen, which offers a range of matching wall and base units with integrated electric hob, oven, microwave, fridge and fridge. Enjoying views over the garden.

The bedroom is of a generous size with a built-in wardrobe and again enjoying views over the garden. Completing the accommodation is the shower room that allows a walk-in shower, W.C, and wash hand basin set into a vanity unit.

We are informed parking is available via a separate rental agreement.

General Information

We understand the property to be Leasehold with 110 years remaining. We are further informed that there is a maintenance charge of £3500 per annum which includes water, building insurance and personal alarm devices, and a ground rent of £236. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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