



**Corinthian Court, Alcester, B49 5AY**

**Guide price £145,000**



**\*\* NO CHAIN \*\* Ground Floor \*\* Modern, High Standard Finish \*\* Allocated Parking Space\*\* A well-proportioned ground floor apartment offers an open-plan living space, a comfortable double bedroom and an allocated parking space, all within easy walking distance of Alcester town centre. Ideal for first-time buyers, downsizers or investors, the property combines a practical layout with a convenient and popular location.**



Presented to a modern, high standard, this ground floor apartment offers comfortable, thoughtfully arranged accommodation within easy walking distance of Alcester town centre.

The property is accessed via a private entrance into a central hallway, creating a practical layout with good separation between the living and sleeping areas and the benefit of useful built-in storage. The open-plan lounge and dining area is a bright and inviting space, with natural light enhancing the room and providing ample space for both relaxing and entertaining.

Adjoining the living area is a neatly arranged kitchen, designed to make efficient use of the space and well suited to everyday cooking. The bedroom is a comfortable double room, positioned away from the main living area to offer a quiet and private environment.

The bathroom is fitted with a shower enclosure, wash hand basin and WC, with natural ventilation adding to its practicality. Additional internal storage further enhances the appeal of the apartment.

Externally, the property benefits from an allocated parking space, while the location offers convenient access to local shops, amenities and transport links. Overall, this is a well-proportioned and appealing apartment in a popular and accessible location.

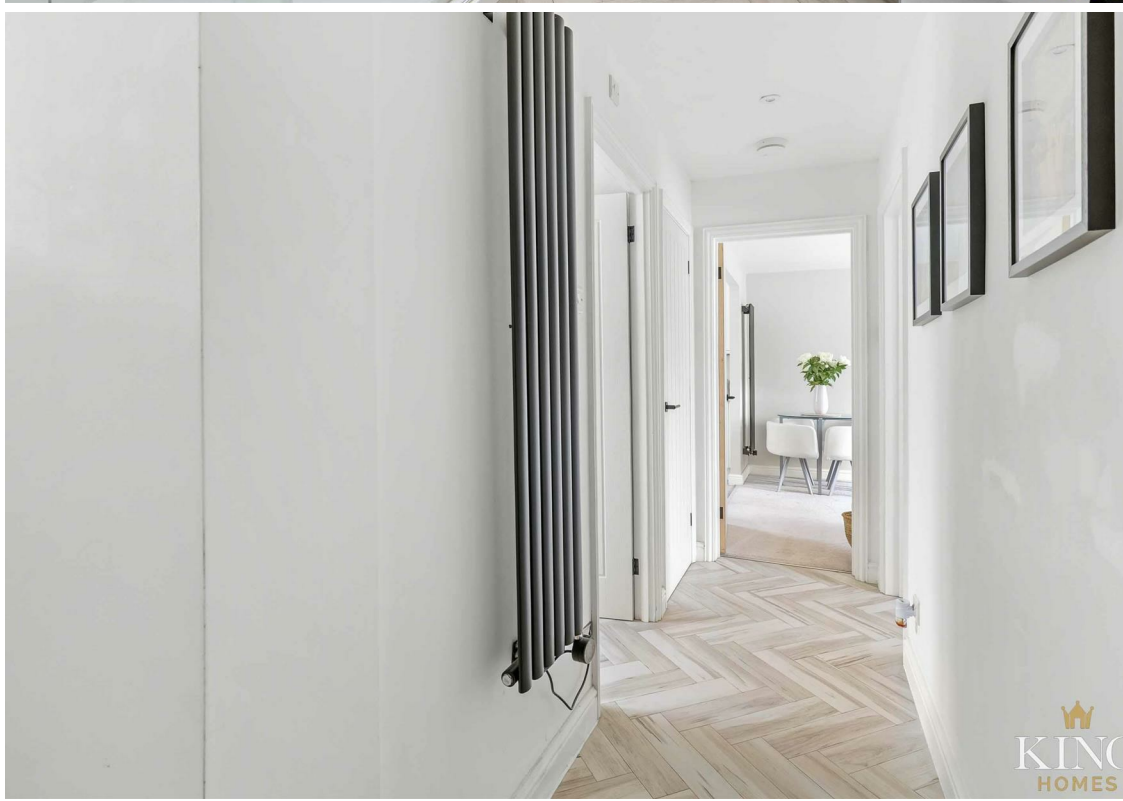
#### **Hall**

**Lounge/Diner** 14'9" x 10'8" (4.52m x 3.27m)

**Kitchen** 6'1" x 10'8" (1.87m x 3.27m)

**Bathroom** 6'1" x 6'2" (1.87m x 1.90m)

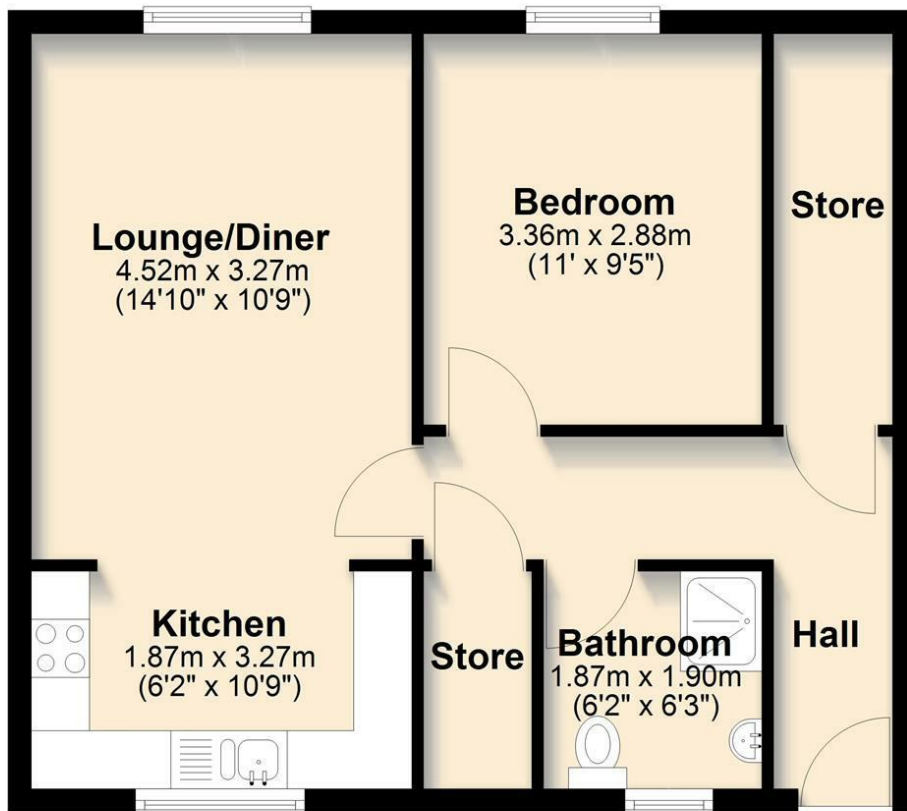
**Bedroom** 11'0" x 9'5" (3.36m x 2.88m)



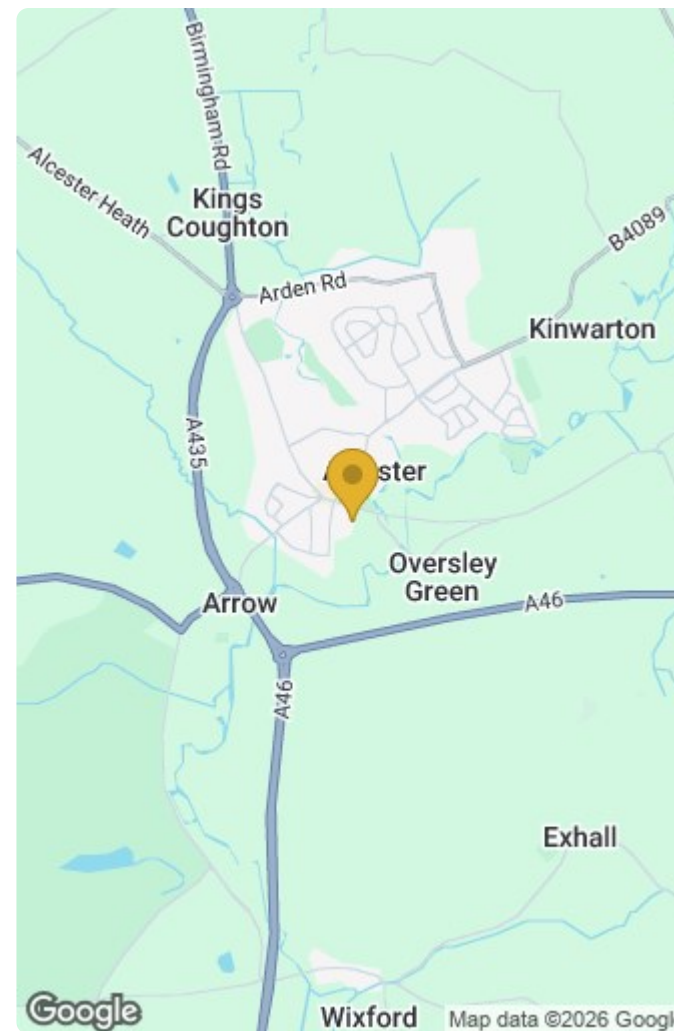


## Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 48.0 sq. metres (516.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	76

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