



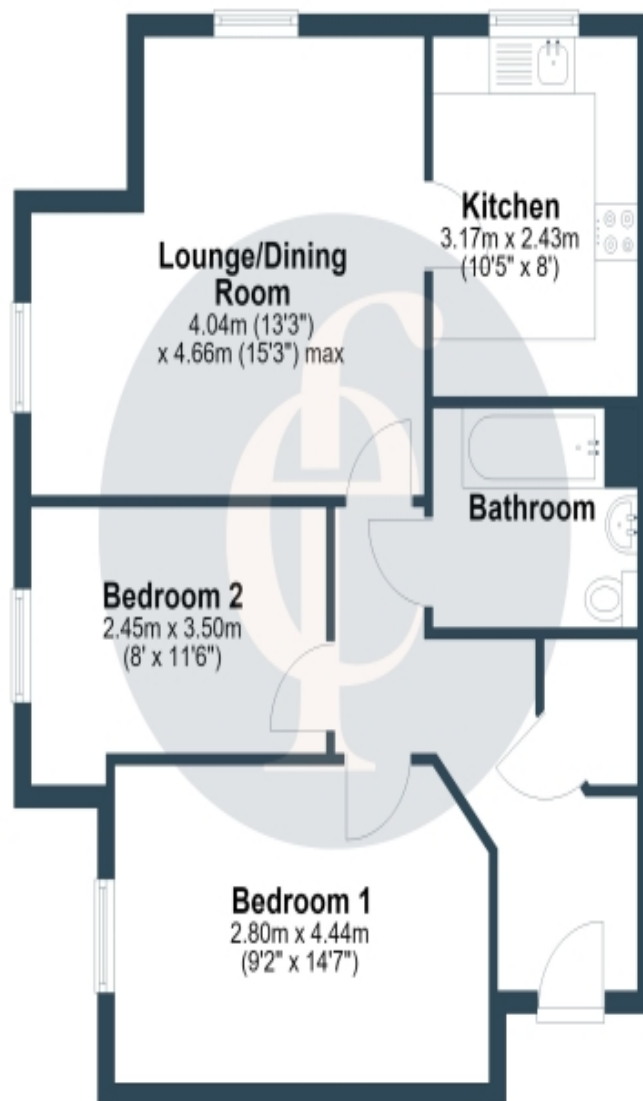
**Brookfield Court Alcester Road, , Stratford-upon-Avon,
CV37 9DE**

Offers In Excess Of £170,000



First Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An ideally located two-double-bedroom first-floor apartment, a great find for a first-time or investment purchase. The development known as Brookfield Court is highly regarded and well known for its convenient position to the town centre, train station, and motorway links. Also, it has well-maintained communal areas and ample parking with extra visitor bays. Number 30 is nestled towards the back of the complex and enjoys a good degree of privacy and a green outlook. The current owners have lovingly maintained the apartment since taking ownership in 2023. The decor is neutral and the accommodation benefits from lots of natural light. Once through the communal hallway, the stairs offer access to the first- and second-floor apartments. We are located on the first floor, and a spacious private hallway greets you with a cloak cupboard for all your coats and boots to be hidden away. The sitting-through dining room offers ample space for relaxing and dining with a dual aspect. The kitchen is open, offering convenience and a modern range of wall and base units. Integrated is a gas hob, a microwave, and an electric double oven. There is space for a fridge freezer and washing machine, available for separate negotiation. The gas boiler is housed in the kitchen. Both bedrooms are doubles, and completing the accommodation is the bathroom with shower over the bath. Outside is allocated parking for one car, and further visitors' parking is also available. Viewing is recommended to appreciate the size and position. We are informed by the vendor that the property is leasehold with 126 years remaining on the lease. We are advised that there is an annual service charge of £1616 and an annual ground rent of £200.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

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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