

OVERSLEY HOUSE KINWARTON ROAD ALCESTER



Much improved throughout, this well-presented two-bedroom retirement home is exclusively for the over 60s and enjoys an attractive courtyard setting within this highly regarded development. Offered with the significant advantage of an extended lease and no upward chain, the property provides comfortable, low-maintenance accommodation comprising a reception hall, lounge, kitchen, two bedrooms and a modern shower room. Residents benefit from beautifully maintained communal gardens, communal parking and a friendly community environment, all within easy walking distance of Alcester High Street. Ideally positioned opposite Tesco Express and just around the corner from Alcester Health Centre, this is an excellent opportunity to enjoy independent retirement living in one of the town's most convenient locations. Photo shows rear elevation. EPC – C.

£185,000

21 Oversley House, Alcester, Kinwarton Road, Warwickshire, B49 6PX

Entrance Hall



Kitchen

Lounge



Bedroom One



Shower Room



Bedroom Two



Front Entrance



Communal Grounds



Lease and Service Charge

Payable quarterly in advance, so far this year as below.

July-Sep 2026 - £688.65

April-June 2026 £688.65

Jan-March 2026 - £707.65

Lease Start Date 30/07/2018

Lease End Date 22/07/2218

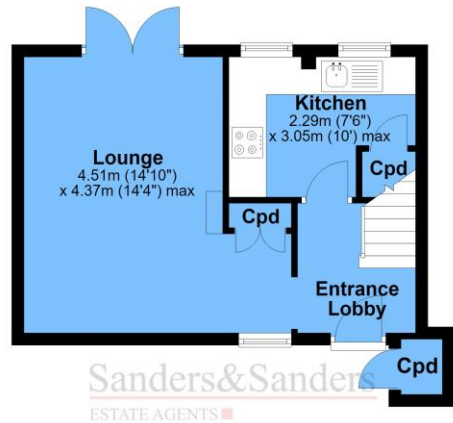
Lease Tern Remaining 192 years

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

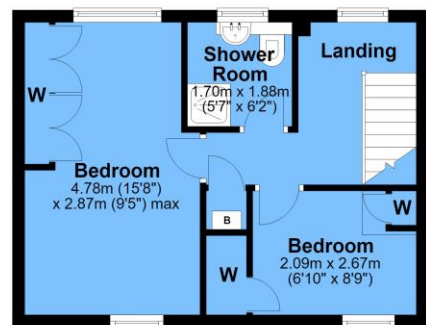
Ground Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.