

OVERSLEY HOUSE KINWARTON ROAD ALCESTER



A beautifully presented and much improved first floor retirement apartment, conveniently situated within this highly regarded development, close to local amenities including doctors' surgery, pharmacy and small shopping precinct. The well-proportioned accommodation comprises: useful enclosed first floor balcony, entrance hall, living room with feature ornate fireplace, kitchen, double bedroom with built-in wardrobe and bedroom furniture, and modern shower room. Outside are delightfully landscaped and well-maintained communal grounds together with communal parking. Further benefits include UPVC double glazing, communal library, laundry facilities, activity room and guest bedroom, subject to request and availability. Available to those aged 60 years and over. EPC – C.

£65,000

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

Lounge



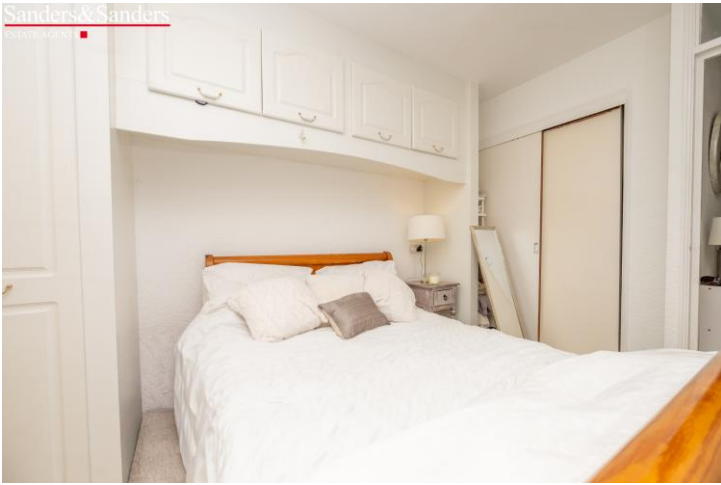
Kitchen



Bedroom



Bathroom



Balcony



Communal Grounds





Tenure

Leasehold

Lease Start Date – 26/10/1986

Lease End Date – 25/03/2083

Lease Term – 99 years from 25 March 1984

Lease Term Remaining – 56 years.

Service Charge and Ground Rent.

We have been advised by the vendor that the ground rent is £30 per quarter, and the service is

£229.55 per month (this information should be verified by the solicitor before entering into negotiations).

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.



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.