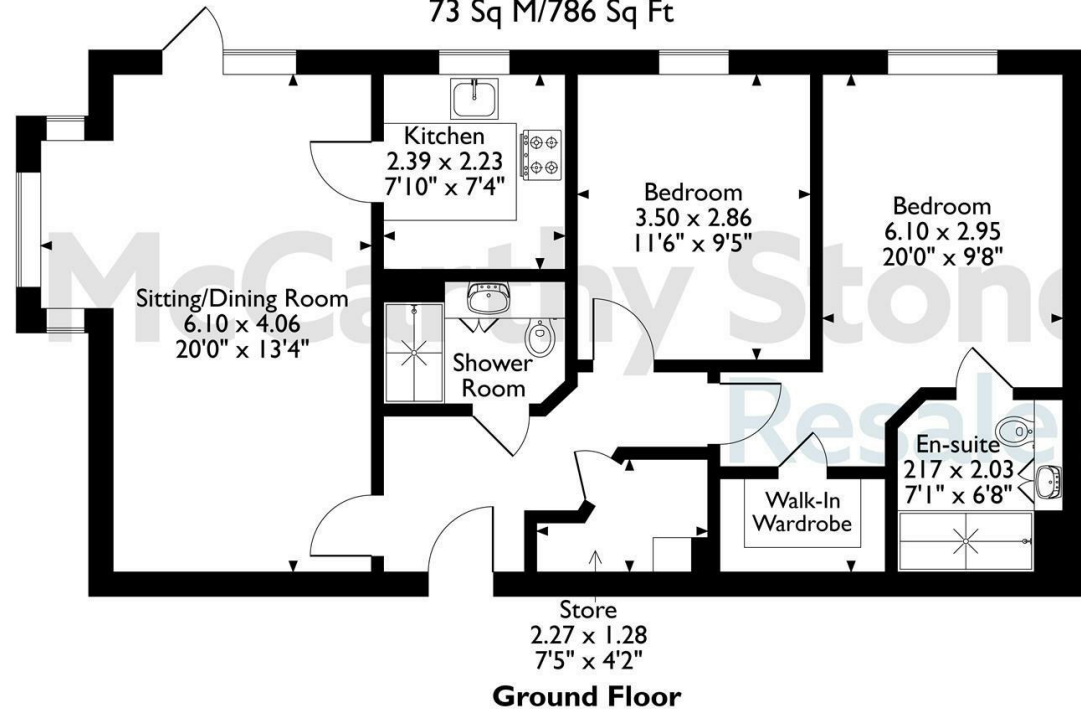
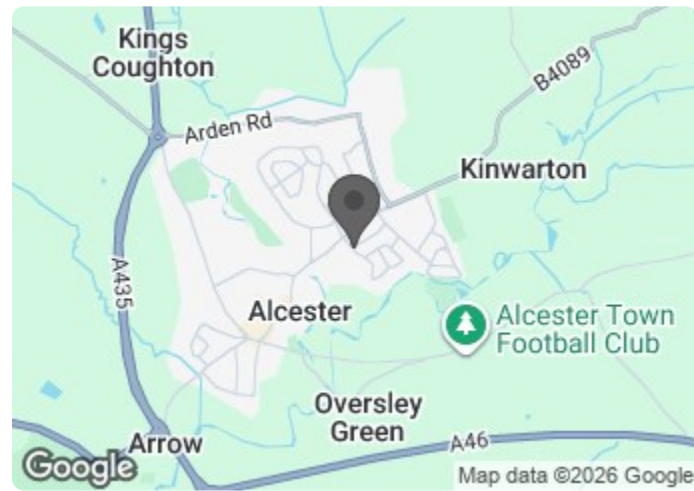


Jackson Place, Apartment 4, Fields Park Drive, Alcester, Warwickshire  
 Approximate Gross Internal Area  
 73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8692468/DST.

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.

## 4 Jackson Place

Fields Park Drive, Alcester, B49 6GR



**Asking price £300,000 Leasehold**

A BEAUTIFUL two bedroom retirement apartment situated on the GROUND FLOOR with access to a PATIO. BRIGHT and SPACIOUS living room with DUAL ASPECT ~PART OF OUR RETIREMENT LIVING RANGE

**Call us on 0345 556 4104 to find out more.**



# Jackson Place, Fields Park Drive, Alcester, Warwickshire, B49 6GR

## Jackson Place

Jackson Place has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and walk out French balconies to selected apartments.

The dedicated House Manager is on site during specific working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development is gated and has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with fellow residents, friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of approximately £30 per night - subject to availability).

Alcester boasts a thriving and active community with the town hosting a variety of local events throughout the year, to include the increasingly popular Food Festival in May and October. Getting out and about is easy with the closest bus stop and local convenience store both located within 550 feet away and Alcester Health Centre directly opposite the development. Regular bus services into Alcester are combined with hourly services into the neighbouring towns of Stratford and Redditch.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hallway

Front door with spy hole leads to a spacious entrance hall. Wall mounted 24-hour Tunstall emergency response system. Door off to a walk-in storage cupboard/airing cupboard housing the Gledhill boiler. Smoke detector. Security door entry system. Further doors lead to both bedrooms, living room and shower room.

## Living Room

Very spacious living area with dual aspect offering plenty of natural light with double glazed door leading out to a pleasant patio area. TV/ Telephone point with Sky/Sky+ capabilities. Two ceiling lights. Raised electric power sockets.

## Kitchen

Fully fitted modern kitchen with tiled floor. The stainless steel sink and drainer sits in front of the double glazed window. Built-in oven with matching microwave above. Ceramic hob with splash back and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## Main Bedroom

Double bedroom with full height double glazed window. Door off to walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Further door off to en-suite bathroom.

## En-Suite Bathroom

Modern fitted bathroom suite comprising; WC with concealed cistern; bath fitted with a glass shower screen, shower fitting, and grab rails; vanity unit with inset wash hand basin; fitted mirror with built in light; heated towel rail. Ceiling spot lights.

## Bedroom Two

A generously proportioned second double bedroom, which benefits from a full height double glazed window. Ceiling lights and TV point. This room could also be used as a snug/hobby room or study.

## Shower room

Fitted suite comprising large level access shower cubicle with grab rails and glass screen. WC and wash basin built into vanity unit with mirror above.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

## 2 bed | £300,000

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge is £4541.25 for the financial year ending 30/06/2026.

## Lease Information

Ground rent: £495 per annum

Ground rent review: 1st Jan 2032

Lease: 999 years from 1st Jan 2017

## Additional Information and Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

