

CHESTNUT COURT GAS HOUSE LANE ALCESTER



Set within a pleasant communal courtyard just a short stroll from Alcester's thriving town centre and a delightful riverside park, this well-presented home has been newly carpeted and redecorated throughout. Offering comfortable and low-maintenance accommodation, the property briefly comprises a welcoming hallway, kitchen, spacious lounge with patio doors opening onto the rear garden, two bedrooms and a bathroom. Further benefits include an enclosed rear garden and one allocated parking space, making this an ideal purchase for first-time buyers, downsizers or investors. EPC – C.

£215,000

19 Chestnut Court, Alcester, Warwickshire, B49 5RB

Hallway



Kitchen

Lounge



First Floor Landing



Bedroom Two



Bedroom One



Bathroom



Communal Gardens





Nearby Park



Allocated Parking

There is one allocated space located a short distance from the front of the property.

Service Charge

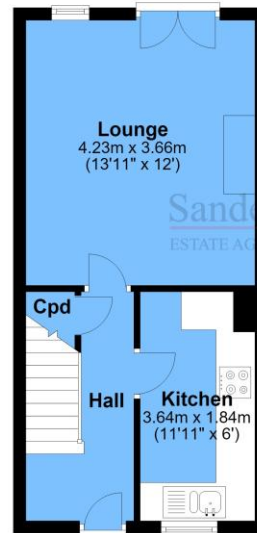
There is a service charge for the upkeep of the communal areas to include gardens, lighting and parking area. The service charge is payable quarterly, and the most recent charge was £151.80 (this may be subject to change).

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.

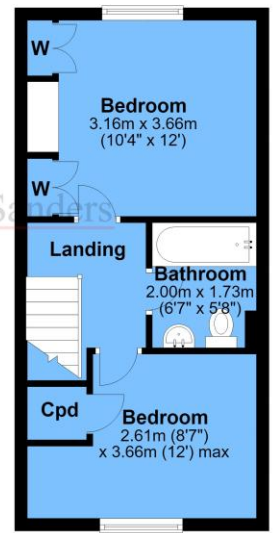
Ground Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.1 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.