

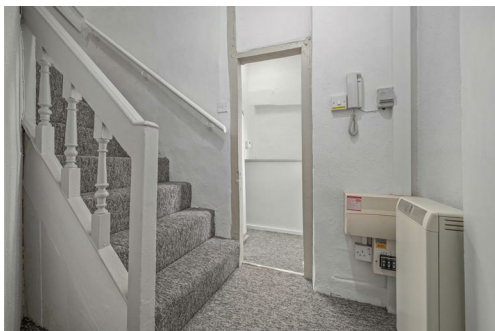


Flat 2, 59 High Street, Alcester B49 5AF

A well-presented one-bedroom apartment ideally located in the heart of Alcester High Street, offering convenient access to local shops, cafés, and everyday amenities. The property is well suited to a single professional or couple seeking a centrally located home.

The communal entrance is located on the ground floor, with stairs leading up to the main accommodation on the second floor. The apartment offers well-proportioned and bright living space, comprising a spacious living area, double bedroom, and a modern shower room.

With an approximate total floor area of 57.4 sq. metres (617 sq. ft), the property provides generous accommodation while benefiting from its prime town centre location.



£725 PCM

From the High Street a timber door opens into a communal passage way, with automatic lighting. Timber part glazed door opens into:-

Entrance Hall
6'10" x 4'5" (2.10m x 1.36m)
With staircase rising to the first floor.

First Floor

Living Room
13'8" x 17'0" (4.19m x 5.19m)

Kitchen/Breakfast Room
9'3" (max) x 11'4" (2.83m (max) x 3.47m)

Bedroom
13'3" x 9'1" (4.05m x 2.77m)

Shower Room
11'3" (max) x 6'10" (max) (3.43m (max) x 2.10m (max))

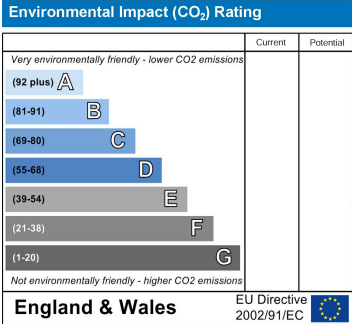
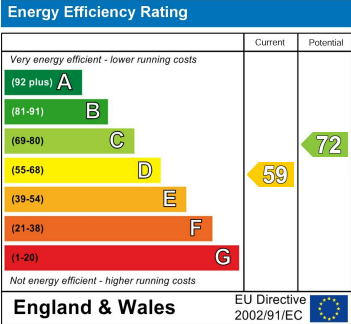
General Information
Services: Water, electricity and drainage are connected to the property.

Council Tax: Band B (Stratford-on-Avon District Council)

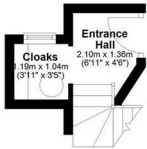
Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 2300 Mbps and highest available upload speed 2300 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Viewing: Strictly by prior appointment through Earles on 01564 794 343.

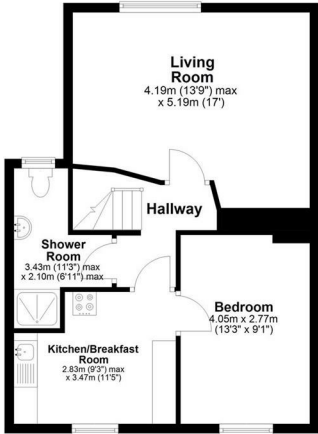
A dilapidations deposit is applicable, equivalent to 1 months rent - this will be registered with the TDS.
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First Floor Entrance
Approx. 4.2 sq. metres (44.8 sq. feet)



Second Floor Apartment
Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.7 sq. feet)

