



**Apartment 3 Jackson Place Fields Park Drive
Alcester
B49 6GR
£195,000**

Situated within the sought-after McCarthy Stone retirement development at Jackson Place, this well-presented ground floor one-bedroom apartment offers comfortable, low-maintenance living in a peaceful setting, exclusively for the over 60s.

The apartment extends to approximately 51.8 sq. metres (558 sq. ft.) and features a bright and spacious 20ft lounge/dining room, providing ample space for relaxing and entertaining. A glazed door from the lounge opens directly onto a patio area, offering an ideal spot to enjoy the outdoors with easy access to the beautifully maintained communal gardens. The separate fitted kitchen is conveniently positioned off the living area and offers a practical layout with generous worktop and storage space.

The generous double bedroom benefits from a walk-in wardrobe, while the modern shower room is easily accessible from the central hallway. Additional internal storage is provided by a separate storage cupboard, ensuring excellent practicality.

Jackson Place offers residents the reassurance of a House Manager during office hours, a 24-hour emergency Careline system, secure camera door entry, beautifully maintained communal gardens, a residents' lounge hosting regular social events, and a guest suite for visiting family and friends (subject to availability). These facilities are designed to promote independent living within a welcoming community.

Entrance Hall
3'6" x 9'3" (1.09m x 2.83m)

Storage
3'1" x 5'6" (0.94m x 1.68m)

Lounge/Diner
20'0" x 10'7" (6.10m x 3.25m)

Kitchen
7'10" x 7'3" (2.40m x 2.22m)

Bedroom
13'1" x 11'0" (max) (4.00m x 3.36m (max))

Walk-in Wardrobe
4'7" x 5'6" (1.41m x 1.68m)

Shower Room
6'8" x 7'1" (2.04m x 2.18m)

Additional Information
Services:
Mains electricity, water and drainage are connected to the property.

Broadband and Mobile:
Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit:
<https://checker.ofcom.org.uk/>
Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home
O2 - Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

Council Tax:
Stratford on Avon District Council - Band C

Service Charge:

The service charge is approximately £3,025.50 per year and this covers, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas, cleaning of communal windows, 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 and buildings insurance. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance.

Tenure:
The property is Leasehold with a term of 999 years from 1st January 2017. Vacant possession will be given upon completion of the sale.
Ground rent: £425 per annum
Ground rent review: 1st January 2032
Lease: 999 years from 1st January 2017

Flood Risk:
Rivers and the sea
Yearly chance of flooding - Very Low
Yearly chance of flooding between 2036 and 2069- Very Low

Surface water
Yearly chance of flooding - Very Low
Yearly chance of flooding between 2040 and 2060 - Very Low
For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

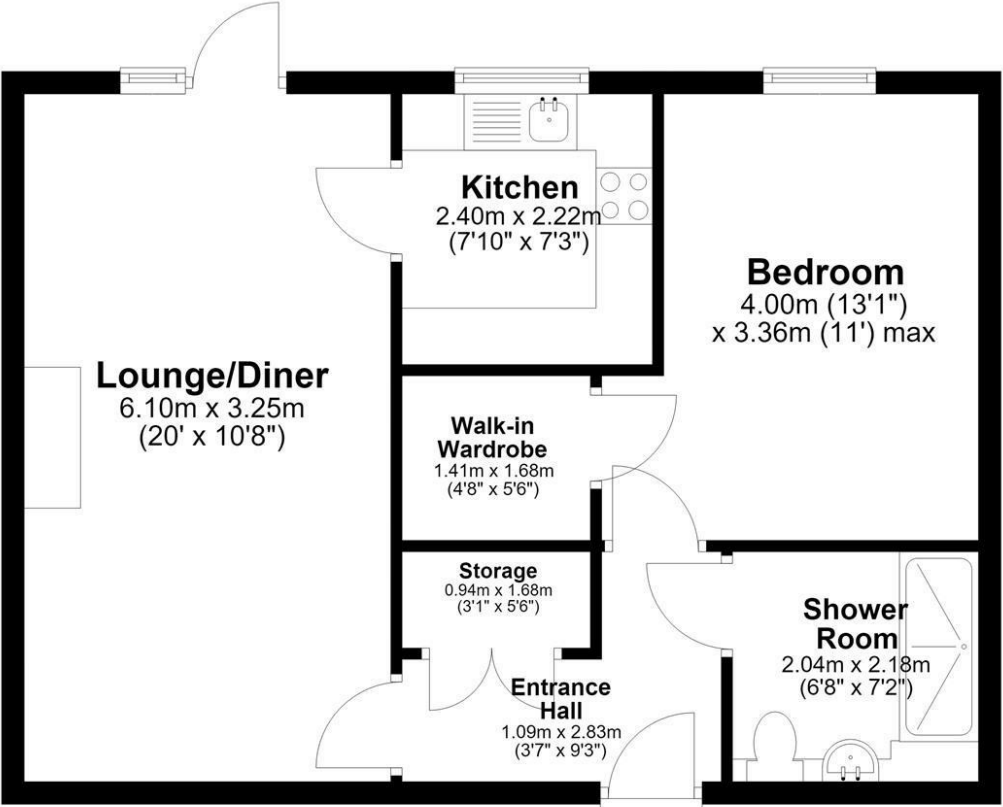
Fixtures and Fittings:
All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing
Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.

Ground Floor Apartment

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

