

Peter Clarke



225 Briar Croft, Alcester Road, Stratford-upon-Avon, CV37 6PH

£125,000

A rarely available one bedroom retirement apartment within the highly regarded Briar Croft development, available with 75% shared ownership. Situated in central Stratford with exceptional on site amenities including twenty four hour unique senior care, the accommodation comprises communal reception lounge and restaurant. The apartment is self contained with private entrance hall, sitting room, kitchen/breakfast room, bedroom, bathroom and use of communal gardens and off road parking.

BRIAR CROFT has an on site manager, library, small shop for essentials, film room, second floor communal lounge, hairdressers, treatment room and communal laundry area.

ACCOMMODATION A communal entrance with code entry and call system, leads to reception area which gives access to the communal lounge and restaurant and lift leading to second floor. A front door leads to

ENTRANCE HALL with double fitted storage cupboard including shelving, further single storage cupboard and doors to principle rooms.

SITTING ROOM with decorative Muntin double glazed door opening to Juliet balcony, eight plug socket points, TV and satellite points and door to

KITCHEN/BREAKFAST ROOM with matching wall, base and drawer units in Shaker style, with wood effect work top over and tiled splashback, single bowl stainless steel sink with tap over, four ring electric hob with extractor fan, fan oven and grill, fitted washing machine, space for fridge freezer, six wall sockets and space for breakfast table and chairs. Window overlooking communal areas.

BEDROOM with window overlooking communal gardens, double fitted wardrobe, six plug sockets and tv point.

WET ROOM with vinyl floor, part tiled walls, wc, wash hand basin with powered vanity wall unit over and shaver socket, hose shower with curtain rail.

OUTSIDE communal gardens mainly laid to lawn with perennial planting and seating areas.

GENERAL INFORMATION

TENURE The property is understood to be 75% share of leasehold with XX years remaining. TBC. There is an approximate service charge of £359 per calendar month with no ground rent. These information should be checked by your solicitor before exchange of contracts.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general guide only for the guidance of intending purchasers or tenants, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Heating is by a communal central electric system.

AGENTS NOTE The property is restricted to those over sixty years of age.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band C**

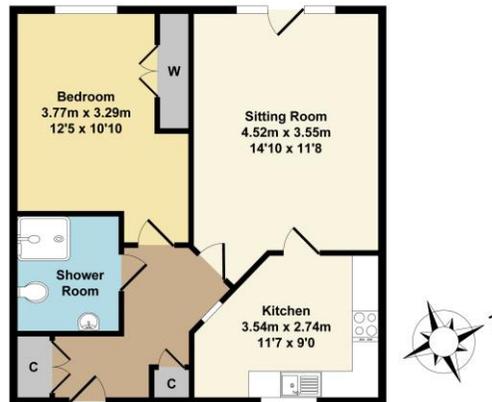
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

DIRECTIONS: Briar Croft is situated off Alcester Road in central Stratford, opposite Rother House Medical Centre, a short walk from the railway station and town centre. Apartment 225 is situated towards the rear of the development on the second floor.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

Briar Croft, Alcester Road, Stratford upon Avon, CV37 6PH
Total Approx. Floor Area 50.90 Sq.M. (548 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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