



Kinwarton Road ,
Alcester, B49 6PX

Jeremy
McGinn & Co 

Available at Offers In The Region Of £179,000



Situated in an imposing Grade II listed, beautiful historic building, within a short walk of the High Street and with great local amenities very near-by, a very well presented 2nd-floor, **TWO DOUBLE BEDROOM APARTMENT.**

Being on the top floor, the apartment has great **VIEWS** over parts of Alcester, to front and rear.

Access through a secure communal entrance door at the front of the building, leads through to the stairs. From the second floor landing, a front door opens to a good size Reception Hall with two windows and doors to all other rooms.

The Living room/Diner is a bright and spacious room with three secondary-glazed windows to two aspects providing good views to both sides. There is a decorative, feature fireplace with oak beam and tiled hearth providing an attractive focal point. A door opens to a modern Shaker-style Kitchen with wooden worktops, a fitted hob, oven and extractor fan, space for a dishwasher/washing machine and a window to the front.

Down the hall, there are **TWO** Double Bedrooms, both with secondary-glazed windows and a modern fitted Bathroom. There is also an Airing Cupboard and a good size Storage Cupboard.

Outside there is one **Allocated Parking** space.

NB: The Apartment is completely self-contained although has the added benefit of use of the Laundry and the beautiful Gardens that are part of Oversley House. There is **No Age Restriction** on this property so it would make a great **FIRST TIME BUY** or Investment opportunity.

The lease has 110 years left.

Service Charge; -£2,800 per annum. Ground Rent -£150.00 per annum.





Tax Band: A

Council: Stratford

Tenure: Leasehold

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket. The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



Floor Plan

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Approx. 56.2 sq. metres (604.5 sq. feet)

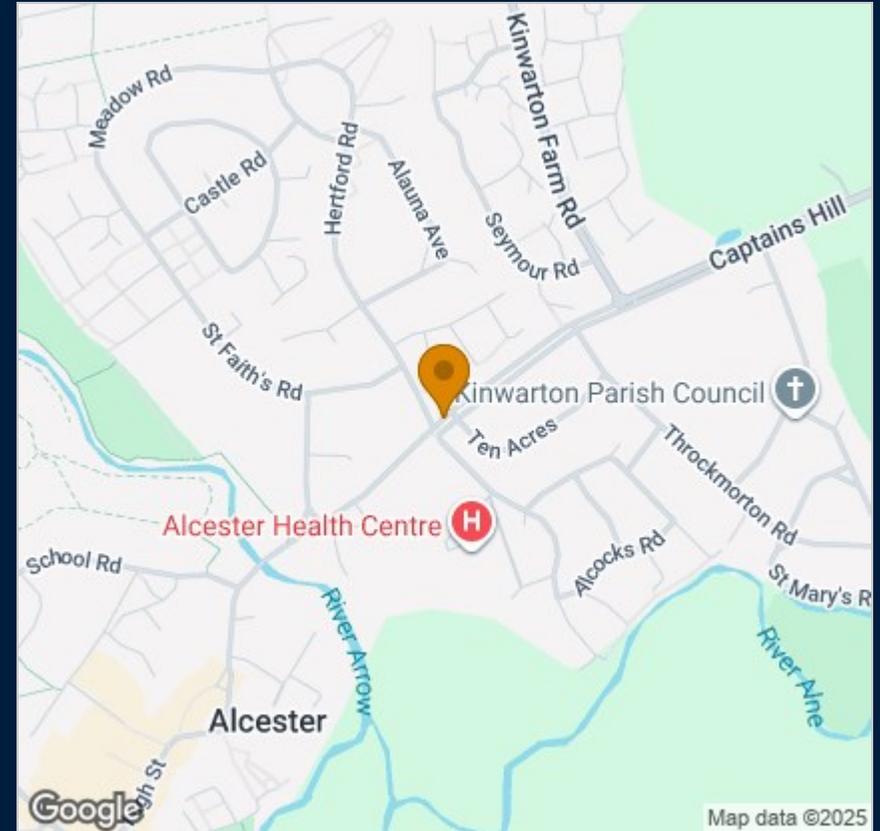


Total area: approx. 56.2 sq. metres (604.5 sq. feet)

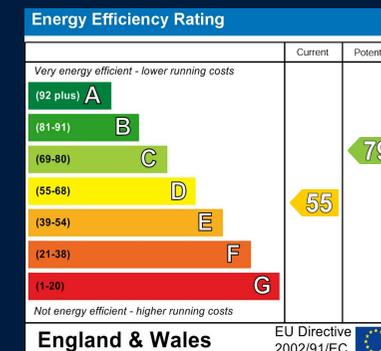
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Map



Energy Performance



Jeremy McGinn & Co