



Jeremy

**Stratford Road ,**  
Alcester, B49 5AS

Jeremy  
McGinn & Co



# Offers In The Region Of £165,000



## 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 Jeremy McGinn & Co 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.

Please note that this fee is non-refundable under any circumstances.

A very well presented First floor Apartment situated around the corner from the High Street and minutes walk from all the excellent amenities that Alcester provides including Millennial park just around the corner. The bright and modern accommodation comes with a secure entry system, an outdoor storage cupboard and One Allocated Parking space situated just to the rear of the property.

The apartment shares its secure intercom entry door with one apartment below and one above. Internally the bright accommodation includes; an L-shaped reception hall with large cupboard that is fitted to provide space for a laundry area and house the





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automatic washing machine. Space-saving sliding doors are fitted to all other rooms, (excluding the shower room).

To the front there is a good size Living room with two double glazed windows overlooking local woodland & countryside. Sharing the front aspect is a well fitted Dining/Kitchen again with two windows. There are Two double Bedrooms, both with an outlook to the rear, and a well-fitted modern Shower room.

The property is offered For Sale with NO UPWARD CHAIN.

AGENTS NOTE. The property is Leasehold with 90 years left on the lease. Service Charge -£268 (TBC) per quarter. Ground Rent £10 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.

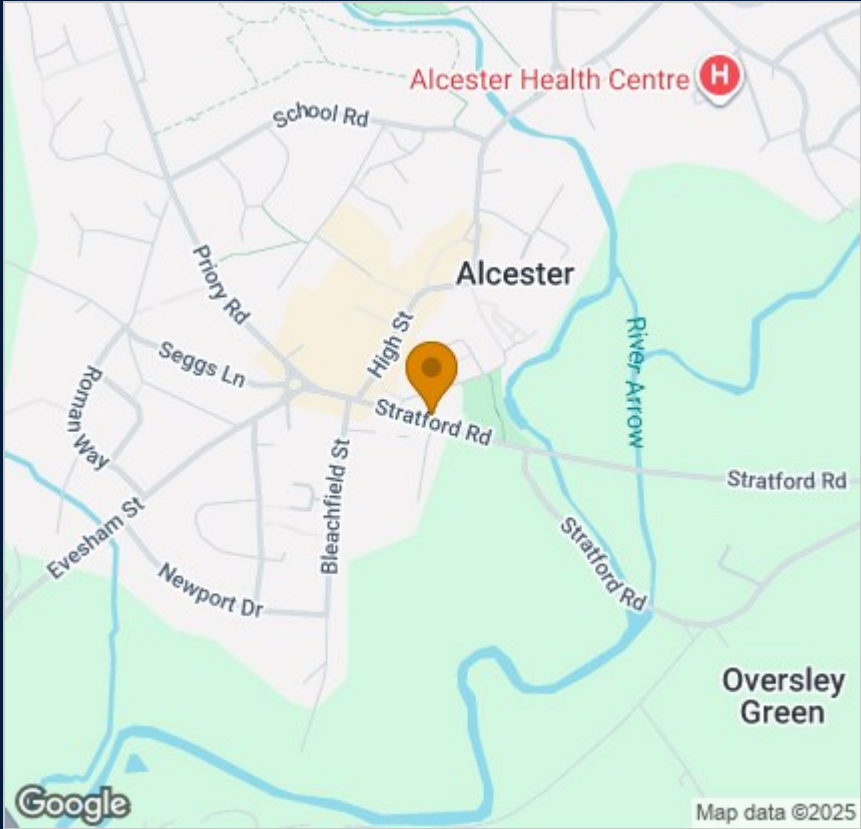
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



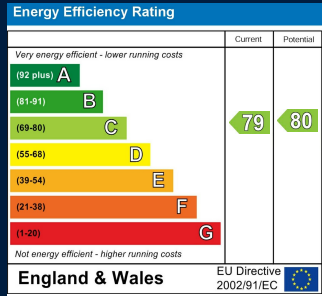
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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