



**Alcester Road ,**  
Stratford-upon-Avon, CV37 6PN

Jeremy  
McGinn & Co 



# Asking Price £140,000



Offered for sale with no onward chain, a chance to acquire a spacious two bedroom retirement apartment, within a popular retirement complex for the over 60's at Scholars Court. Conveniently positioned within a very short walk of Rother House Surgery, Pharmacy and Stratford upon Avon hospital and is also ideally placed within easy walking distance of Stratford upon Avon Train Station and local supermarkets.

Benefiting from a 24 hour emergency call system, development manager, communal lounge, laundry and communal garden, Scholars Court is a popular choice for those looking for independent living but with the comfort of assistance, if desired.

This particular apartment which is serviced by a lift and briefly comprises Communal Reception & Residents' Lounge, Entrance Hall, Living Dining Room, Fitted Kitchen, Master Bedroom with fitted wardrobes, Guest Bedroom with fitted wardrobes and modern Shower Room.

We understand the property to be Leasehold with approx. 91 years left unexpired on the lease. There is an annual service charge of £4500.00 and ground rent of £469.00 but this should always be confirmed by your solicitor prior to purchase.







**Tax Band: E**

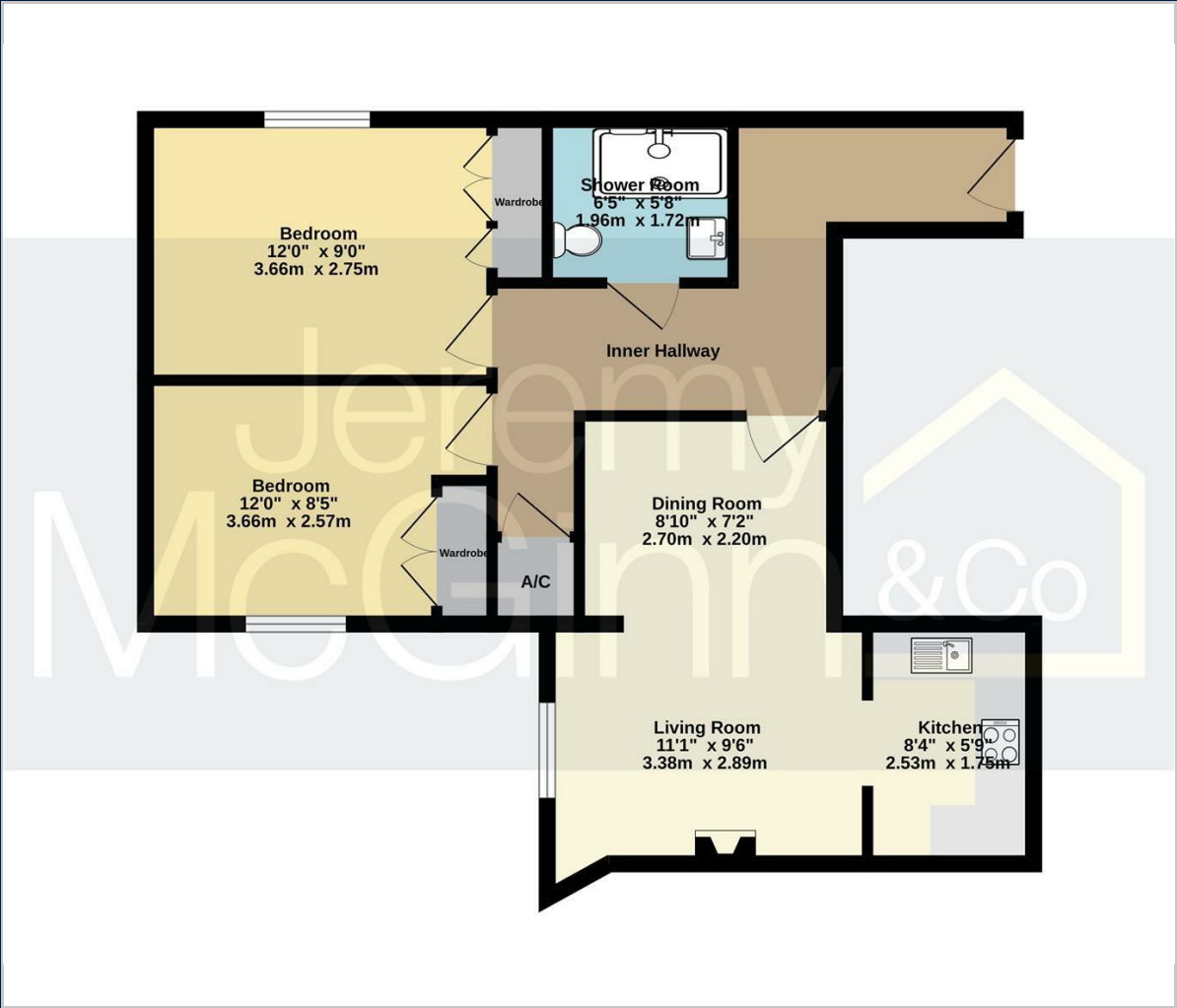
**Council:** Stratford District Council

**Tenure:** Leasehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.



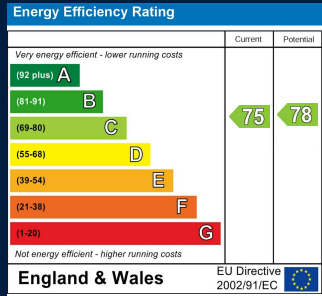
# Floor Plan



# 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.