Sanders&Sanders

ESTATE AGENTS

ICKNIELD COURT BIDFORD-ON-AVON ALCESTER



A nicely proportioned, end of terrace bungalow, being situated within a most splendid courtyard setting of similar retirement properties, a short stroll away from the village centre. Offered with no upward chain and being available to those of an age of 55 years and over. The accommodation comprises: Reception Hall, lounge with rear conservatory, kitchen with breakfast bar, two bedrooms, shower room, delightful garden to rear and communal parking.

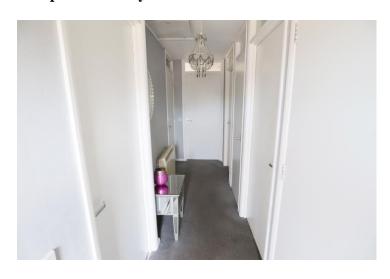
£150,000 for a 70% share

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Reception Hallway



Kitchen 11' 9'' (3.58m) x 7' 3'' (2.21m)







Lounge 14' 8'' (4.47m) x 10' 2" (3.1m)







Conservatory 9' 4'' (2.84m) x 6' 9'' (2.06m)



Bedroom One 10' 3" (3.12m) x 8' 3" (2.51m)







Bedroom Two 7' 3'' (2.21m) x 6' 9'' (2.06m)



Shower Room



Rear Garden



Communal Courtyard Area



Tenure & Service Charge

We have been informed the property is Leasehold and we have been advised that a new Lease will be created upon sale and there is no rent to pay for the additional 30% share. The monthly service charge is approximately £156.00 for upkeep of the communal areas.

Agents Notes

Any prospective purchaser must have a brief interview with the management company Firstport to ensure that they reach their criteria for retirement living.

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Approximate Gross Internal Area = 58.6 sq m / 631 sq f

Illustration for identification purposes only, measurements are approximate, not to scale

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that:

The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.