

Sanders & Sanders

ESTATE AGENTS

ICKNIELD COURT BIDFORD-ON-AVON ALCESTER



A nicely proportioned, mid terrace bungalow, being situated within a most splendid courtyard setting of like 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, kitchen, two bedrooms, shower room, separate WC, delightful garden to rear and pleasant communal grounds, parking areas and borders.

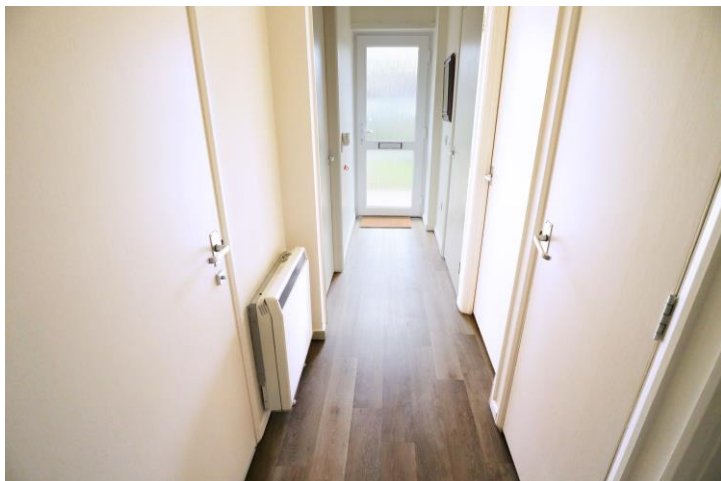
£150,500 for a 70% share (no rent to pay)

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Hallway



Kitchen

11'9" x 7'3" (3.59 x 2.20)



Lounge

14'8" x 10'2" (4.47 x 3.11)



Bedroom One
10'4" x 10'3" (3.16 x 3.13)



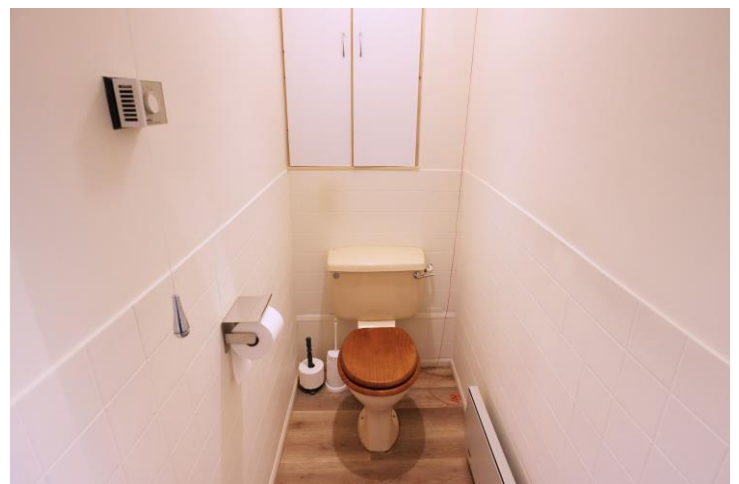
Bedroom Two/Office
7'1" x 6'11" (2.16 x 2.10)



Shower Room



Separate WC



Rear Garden



Communal Courtyard Area



Tenure & Service Charge

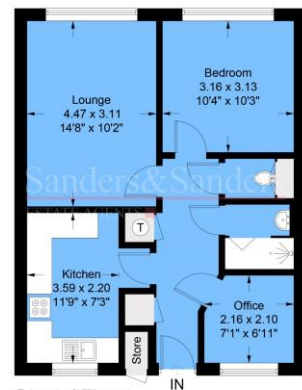
We have been informed the property is Leasehold and we have been advised that a new Lease will be created upon sale and there is no rent to pay for the additional 30% share. The monthly service charge is approximately £159.75 (£1,917.06 annually) for upkeep of the communal areas.

Agents Notes

Any prospective purchaser must have a brief interview with the management company Firstport to ensure that they reach the 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 = 51.8 sq m / 557 sq ft (Excluding External Store)

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