

# Sanders & Sanders

ESTATE AGENTS

## CHESTNUT COURT GAS HOUSE LANE ALCESTER



A delightful, mid mews property enjoying a splendid communal courtyard setting and being situated a short stroll away from the riverside Centenary Field Park, and the town centre high street.

The nicely proportioned accommodation comprises: Reception hallway, lounge having double patio doors and enjoying views of the delightful park, kitchen, two bedrooms, re-fitted shower room and fore-garden. Benefiting from an allocated parking space.

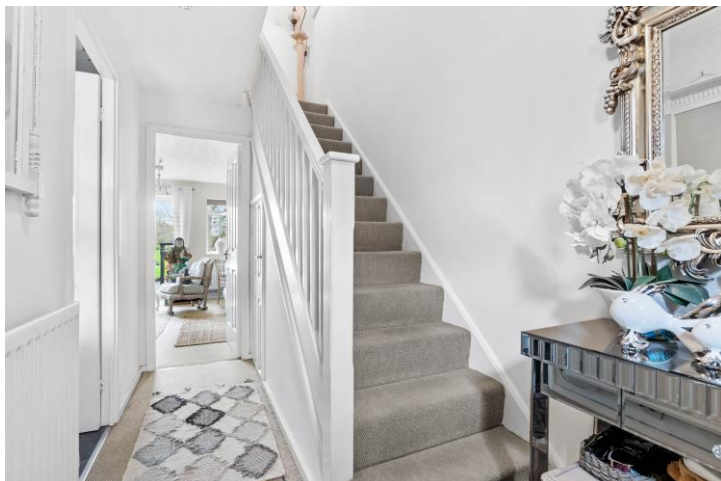
### £225,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Chestnut Court, Gas House Lane, Alcester, B49 5RB

**Hallway**



**Kitchen**

11'10" x 6'0" (3.61 x 1.82)



**Lounge**

13'11" x 12'2" (4.23 x 3.70)



**Bedroom One**

12'0" x 10'5" (3.66 x 3.17)



**Bedroom Two**

12'1" x 8'7" (3.69 x 2.62)



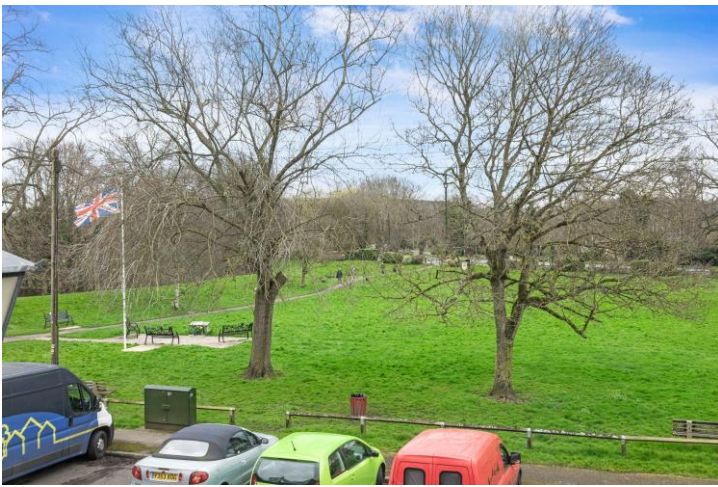
**Shower Room**



**Communal Courtyard Garden**



**View Over Park**



**Nearby Park**



**Fore-Garden**

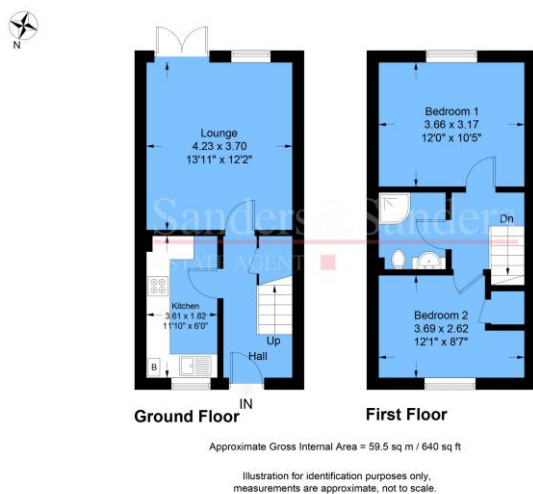


## Tenure

The property is Freehold and there is maintenance charge of £117.31 per month for the upkeep of the communal areas. There is no ground rent. The amount payable may be subject to change.

## 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.



## 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.