

## FLAX CLOSE ALCESTER WARWICKSHIRE



An extremely well presented and generously proportioned, modern bay fronted ground floor maisonette benefiting from an extended long lease in excess of one hundred and twenty-five years (125). Situated within a highly sought after, small, select, courtyard development and located within strolling distance of the town centre high street and countryside walks. Benefiting from gas fired central heating and having spacious accommodation to include: Reception lobby area, open plan bay fronted lounge/diner with kitchen area, inner hall, double bedroom, and bathroom. Allocated parking space for one car.

**£157,500**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
Tel: 01789 766771 E-mail: [alcester@sanders-sanders.co.uk](mailto:alcester@sanders-sanders.co.uk)

Web: [www.sanders-sanders.co.uk](http://www.sanders-sanders.co.uk)

# 15 Flax Close, Alcester, Warwickshire, B49 5DQ

## Open Plan Lounge/Diner



## Kitchen Area



## Double Bedroom



## Bathroom



## 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.**

## Courtyard Approach



## Tenure

**Leasehold – 150 years from 1 July 2006.  
Remaining 130 years.**

## Service Charge

**Service charge: £92.42/month (this may be subject to change).**

**Ground Rent: £150 per annum.**

Ground Floor



Total area: approx. 44.1 sq. metres (474.9 sq. feet)

## **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.**

## **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 Sanders&Sanders 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.**