

# Sanders & Sanders

ESTATE AGENTS

## CORINTHIAN COURT ALCESTER WARWICKSHIRE



An extremely well presented, nicely proportioned, and conveniently located, purpose built ground floor maisonette being offered with no upward chain and benefiting from an extended lease term in excess of one hundred and fifteen years (115). Occupying a courtyard setting and being a stone's throw away from the town centre high street. Having quality upgraded internal doors, allocated and visit parking and most splendid communal grounds. The accommodation comprises: Private front entrance door, L-shaped reception hallway with two good sized storage units, open-plan lounge and re-fitted kitchen area, bedroom and re-fitted shower room.

**£155,000**

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# 14 Corinthian Court, Alcester, Warwickshire, B49 5AY

**Open Plan Lounge and Kitchen Area**



**(Furniture Placement Image)**



**(Furniture Placement Image)**



**(Furniture Placement Image)**



**Double Bedroom**



**(Furniture Placement Image)**



**Shower Room**



**(Furniture Placement Image)**



**Communal Courtyard View**



**Ariel Shot**



## Front Entrance Door



## Tenure – Leasehold

**149 years from 1 January 1996.**

**Lease term remaining – 118 years.**

## Service Charge and Ground Rent

**Half yearly service charge from 1 July 2025 – 31 December 2025 was £1,053.07 (this may be subject to change in the future).**

**Ground Rent is £50.00 per year (this 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.**

## Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)

DISCLAIMER: These plans are shown for general guidance only. They are not intended to be used as a basis for any legal proceedings or as a basis for any other purpose. They are not to be relied upon.

## 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.**