



**29 Hathaway Court, Alcester Road,
Stratford upon Avon CV37 6HH**

Guide Price

£125,000



APARTMENT 29

Harts are pleased to offer for this beautifully presented, newly carpeted and decorated one bedroom retirement apartment in the sought after town of Stratford Upon Avon close to local amenities. Purposely built for independent living for the over 60's, the block contains 54 private apartments serviced with a lift and has the benefit of a resident Manager who has an office in the reception area and can be contacted via the emergency call points within the development.

The secure entrance has a telecom entry system to all the apartments and once inside the communal hallway is bright and welcoming and gives access to a large residents lounge where coffee mornings and afternoon teas are organised for those living there making this a very sociable place to enjoy. There are beautiful communal gardens and parking directly outside the block.

This second floor apartment has been fully decorated and newly carpeted throughout and really ready to move in to. The hallway has intercom entry system, emergency pull cord and benefits from a useful storage cupboard. The 'L' shaped spacious living room has a feature fireplace with electric fire, TV point, large East facing French doors with Juliet balcony overlooking the communal areas and doors lead through to the kitchen.

The kitchen is fitted with a range of light wood effect eye and base level units with complementary work surfaces and tiling to splashback areas. Benefitting from an integrated electric oven, microwave oven, electric hob and extractor, stainless steel sink and drainer, under unit lighting, integrated fridge and freezer and East facing window.

The bedroom which is of a good size is fitted with mirrored wardrobes, TV point, and is located next to the nicely fitted shower room which is fully tiled and comprises emergency pull cord, low flush WC, wash basin with storage beneath, shower cubicle with hand rail and extractor fan. The built in laundry cupboard with the boiler is housed in the bathroom.

Outside, there is a communal parking area and garden to enjoy.

ADDITIONAL INFORMATION

TENURE: Leasehold. Years left on lease 125 from 1997 Purchasers should check this before proceeding. Service charge is approx. £2973.52 pa and ground rent is £425.00 pa

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The apartment has electric heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

VIEWING: By appointment only

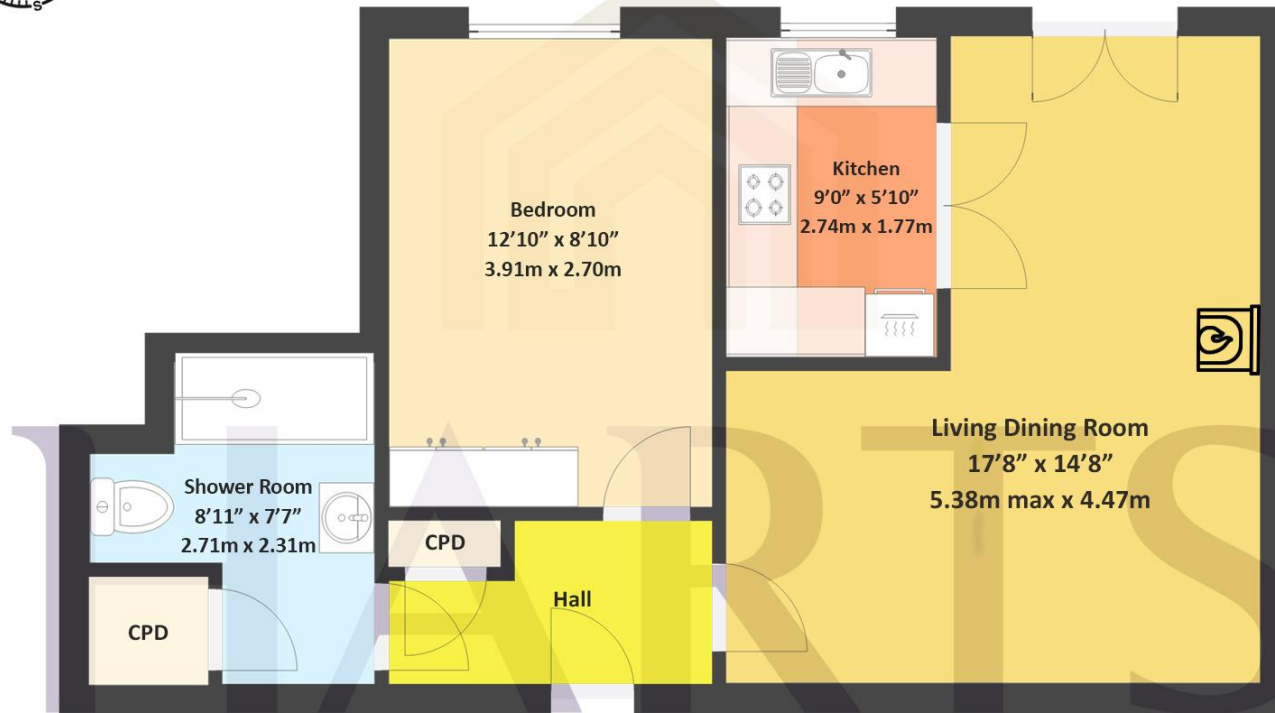
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Total Internal Accommodation 41.18 square metres / 443 square feet

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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