

Connells

Briar Croft
Stratford-Upon-Avon

Briar Croft
Stratford-Upon-Avon CV37 6PH

for sale fixed price
£79,500







Property Description

This well-presented one-bedroom retirement flat is located within the highly regarded Briar Croft development on Alcester Road, designed exclusively for residents aged 55 and over. The scheme offers a perfect balance of independent living alongside access to on-site care and support, making it an excellent choice for those seeking comfort, convenience, and peace of mind in later life.

The property enjoys a bright and well-planned layout, featuring a spacious lounge, a practical fitted kitchen, a generous double bedroom, and an accessible wet-room style shower room. Large windows throughout help create a warm, light-filled atmosphere, ensuring the accommodation feels welcoming and easy to enjoy.

Briar Croft itself is a modern Extra Care development offering an impressive range of facilities, including beautifully maintained communal gardens, residents' lounges, a restaurant, hobby and activities rooms, guest accommodation for visitors, laundry facilities, and 24/7 on-site care provision when required. The scheme has been specifically created to support independence while offering the reassurance of a secure and supportive environment.

Ideally positioned within walking distance of Stratford-upon-Avon town centre, the location provides excellent access to local shops, cafés, restaurants, the train station, theatres, medical facilities, and the picturesque River Avon.

Entrance Hallway

Welcoming entrance hallway with doors leading to all rooms.

Living Room

A spacious and welcoming living area, enhanced by a large window that fills the room with natural light and provides ample space for a variety of furnishings.

Kitchen

A usable kitchen space offering generous worktop areas and plenty of storage throughout.

Bedroom One

Spacious double bedroom with a window and fitted wardrobes.

Shower Room

Shower room fitted with a low-level WC, wash hand basin, and a walk-in wet room area, ideal for those requiring enhanced accessibility.

Communal Gardens

Beautifully landscaped and well presented communal gardens surrounding the property.

Parking

Allocated spaces available to the front of the building.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















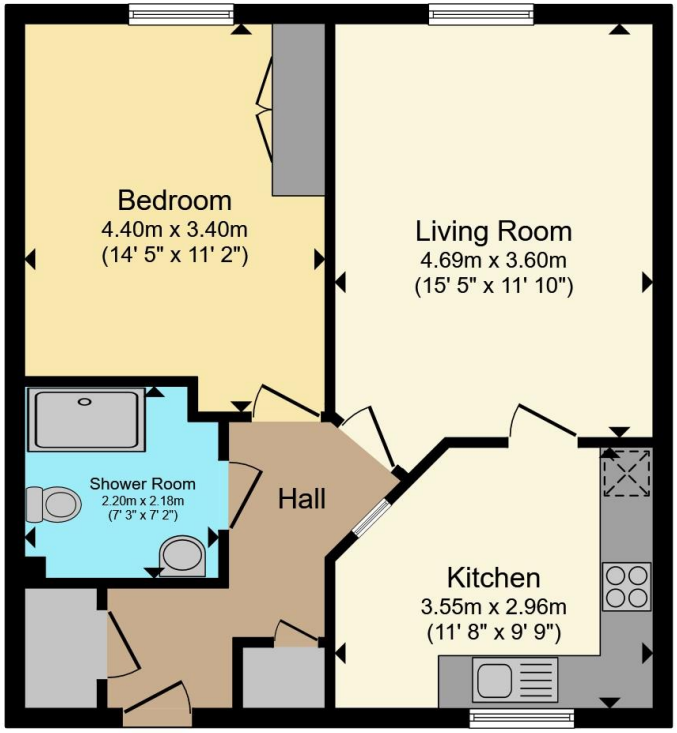

Total floor area 55.0 m² (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: B

Council Tax Band: C

Service Charge: 4632.06

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108707

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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