

Sanders & Sanders

ESTATE AGENTS

HARDWICK HOUSE HENLEY STREET ALCESTER



A most charming, sizeable, much improved, and conveniently located duplex apartment set over two floors and being with no upward chain. Boasting exposed wall and ceiling timbers, exposed brick work in part and having generously sized accommodation to include: Ground floor lobby and stairs rising to the first floor with private door into the: Reception sitting room, stairs rising to the second floor with re-fitted open-plan kitchen/diner, two double bedrooms and re-fitted shower room. Grade II listed. EPC – F.

£119,950

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
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Flat 2, Hardwick House, Henley Street, Alcester, B49 5QX

First Floor Reception Sitting Room



Landing



Second Floor Kitchen/Diner





Bedroom Two



Bedroom One

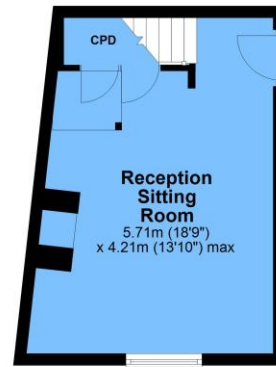


Shower Room



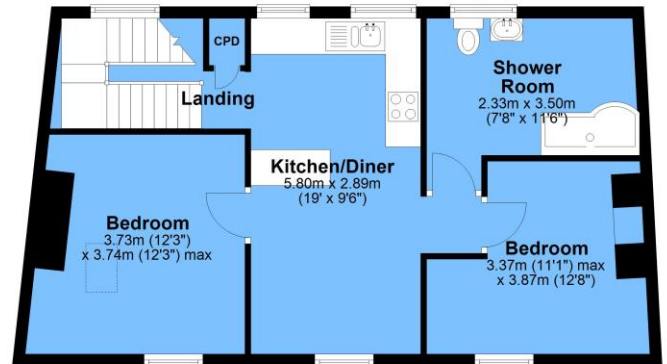


First Floor
Approx. 22.2 sq. metres (238.6 sq. feet)



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Second Floor
Approx. 58.3 sq. metres (627.7 sq. feet)



Tenure

Leasehold

Lease Start Date 03/03/1988.
Lease End Date 29/09/2086.
Lease Term 99 years from 29 September 1987
Lease Term Remaining 60 years.

Cash buyers only due to remaining lease term.

There is a ground rent charge currently of £60.00 per annum and this increases to £90.00 per annum for the final 33 years of the lease. There is a monthly invoice for charges relating to electricity in the stairwell and landings. There is also a payment towards buildings insurance, and last year's payment was £526.24. From time to time a sum of money representing one equal third of costs, expenses and outgoings incurred by the lessor in keeping good and maintaining the structure of the building, painting, lighting, common parts etc will be paid on demand.

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.

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.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are given notice that: The Particulars, information and details contained herein do not form part of an offer or contract. All descriptions, dimensions, floor plans, and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.