



**Hathaway Court, Alcester Road, Stratford-upon-Avon**  
**£185,000**

Hathaway Court, a retirement complex for the over 60's situated off the Alcester Road and being within a short walk to a range of local shops and amenities as well as being on a local bus route.

This second floor apartment is brought to the market with no onward chain and having been developed by McCarthy and Stone, ensures a quality of build and residential management.

Comprising 54 properties, arranged over 4 floors, each serviced by a lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. In addition to the Development Manager there is the added security of emergency Appello call system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year, for periods when the House Manager is off duty.

The property itself offers entrance hall with large storage cupboard, living come dining room with an attractive outlook from its Juliette balcony, kitchen with a range of storage units and space for white goods, two double bedrooms with floor to ceiling windows with the option for one to be utilised as a formal dining room / office and a modern three piece shower room.

Also benefitting from allocated residents parking with guest parking available on site and access to a communal garden with ample furniture.

Residents have access to a communal lounge that hosts events, laundrette and guest rooms for visiting relatives.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. These details should be checked by your solicitor before exchange of contracts.

**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.

General Information .

Viewings

Strictly by prior appointment via the selling agent.

**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.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

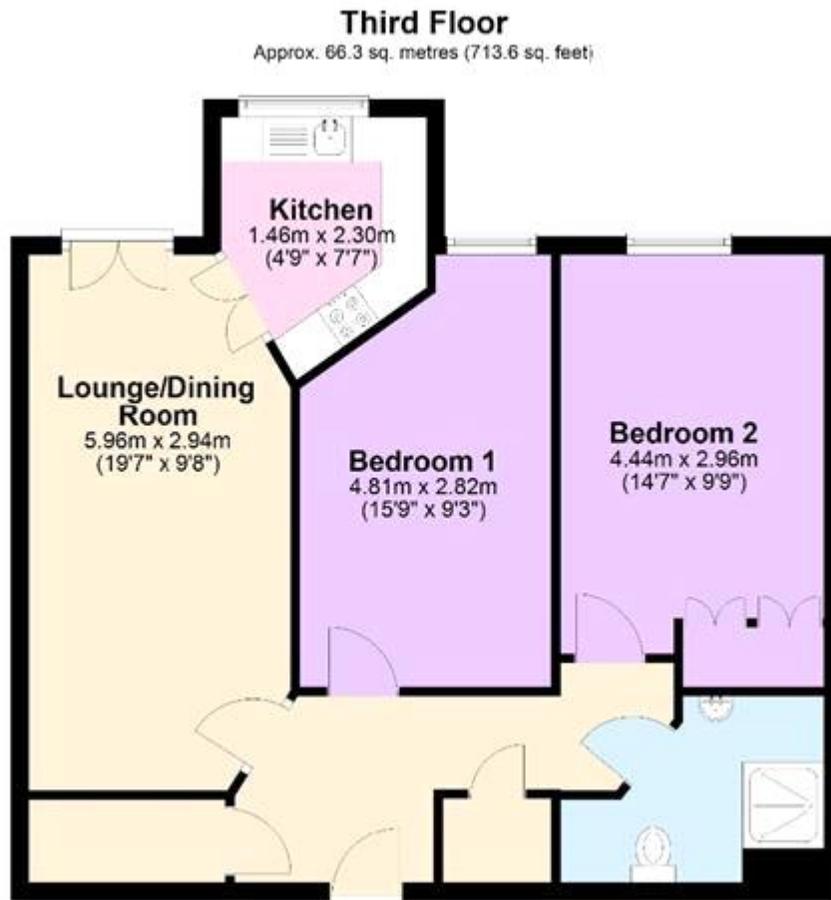
Tenure: Leasehold

Ground Rent: £495 per year

Service Charge: £4,464.12 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 66.3 sq. metres (713.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



NIKKI HOMES  
PROPERTY CONSULTANTS

Viewing by appointment only

Nikki Homes

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