

## CORINTHIAN COURT STRATFORD ROAD ALCESTER



Occupying one of the finest positions within this sought-after development, this exceptional second floor apartment is the largest style available and enjoys outstanding elevated countryside views from two aspects. Offered with no upward chain, the property offers two Juliet balconies, a generous lounge/dining room boasting spectacular views, a kitchen enjoying the same delightful outlook, a principal bedroom with dressing area and en-suite, a further bedroom and bathroom. Further benefits include a secure intercom entrance system, allocated parking, communal parking, delightful communal grounds and a short stroll to Alcester town centre and picturesque riverside countryside walks.

### £170,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
Tel: 01789 766771 E-mail: [alcester@sanders-sanders.co.uk](mailto:alcester@sanders-sanders.co.uk)

Web: [www.sanders-sanders.co.uk](http://www.sanders-sanders.co.uk)

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

## Hallway



## Through Lounge/Diner



## Kitchen





**Principle Bedroom**



**En-Suite Shower Room**



**Bedroom Two**



**Bathroom**



## Location Outlook



## Tenure/Service Charge & Ground Rent

### Leasehold

**Lease Start Date 06/11/2003**

**Lease End Date 01/01/2095**

**Lease Term 99 years from 1 January 1996**

**Lease Term Remaining 68 Years.**

**Service Charge period: 1 Jul 2026 - 30 Jun 2027**

**Total payable £2,228.79**

**Half Yearly Service Charge in advance**

**Due on 1st July 2026 £1,114.40**

**The ground rent is £50.00 twice yearly.**

**All prospective purchasers requiring mortgage finance are advised to discuss the remaining lease term with their financial adviser or mortgage lender before making an offer.**

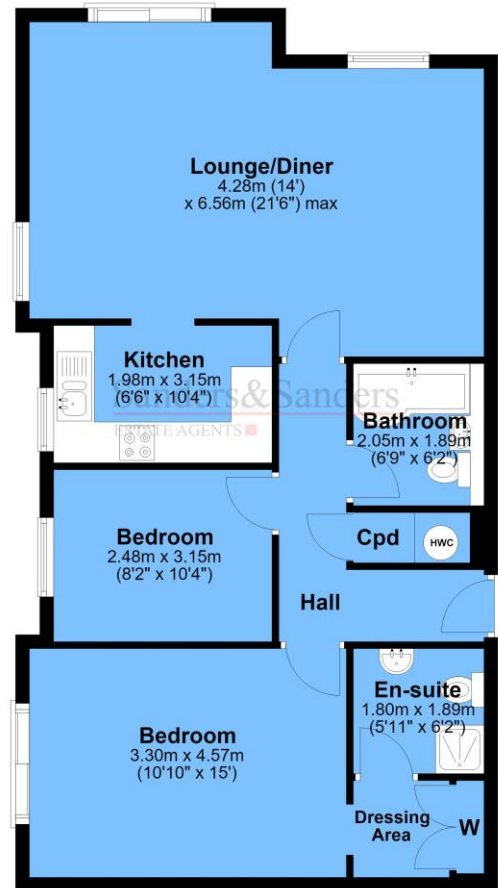
## Floor Plans & Property Details Disclaimer

**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.**

### Top Floor (2nd Floor)

Approx. 77.2 sq. metres (831.1 sq. feet)



## 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.**