



**Seggs Lane, Alcester, B49 5HJ**

**Guide price £125,000**



**\*\* New 125 year Lease \*\* Own Private Entrance \*\* First floor apartment on Seggs Lane, Alcester, offered for sale with no onward chain and a new 125-year lease on completion. Benefiting from its own private entrance, the property includes a spacious lounge/dining room, separate kitchen, double bedroom with built-in wardrobes and a bathroom with shower over bath. Further features include gas central heating, useful internal storage, communal gardens, a brick-built outdoor store and communal parking to the front. Conveniently located for access to Alcester town centre and local amenities.**



**Hall****Lounge/Diner** 16'5" x 11'4" (5.01m x 3.46m)**Kitchen** 6'11" x 10'11" (2.11m x 3.33m )**Bedroom** 11'2" x 9'11" (3.42m x 3.04m)**Bathroom** 6'11" x 6'7" (2.11m x 2.03m)

This first floor apartment on Seggs Lane, Alcester is offered for sale with no onward chain and will be sold with a new 125-year lease. Extending to approximately 523 sq. ft., the property provides a practical and well-arranged layout suited to a range of buyers.

The apartment is accessed via its own private entrance door, leading into an entrance landing which creates a sense of privacy and independence. From here, the accommodation opens into a spacious lounge/dining room, forming the main living area of the home. The room comfortably accommodates both seating and dining furniture, offering a flexible space for everyday living.

The kitchen is set separately from the living area and provides a good range of units and work surfaces, arranged to make efficient use of the space.

An inner hall leads to the remaining accommodation and incorporates a useful storage cupboard. The bedroom is a comfortable double and benefits from built-in wardrobes, providing practical storage. The bathroom is fitted with a suite comprising a bath with shower over, wash hand basin and WC.

Outside, there are communal gardens to the rear of the building along with a brick-built store, ideal for additional storage. Communal parking is situated to the front.

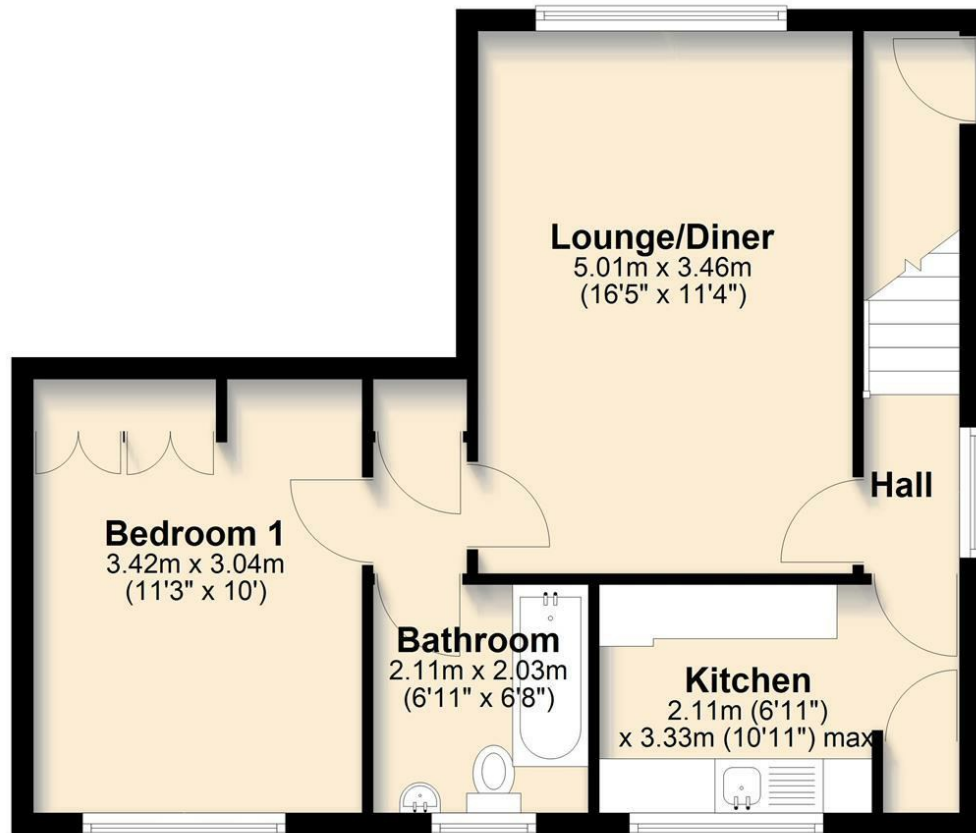
Benefiting from gas central heating and a straightforward layout, this apartment represents a solid choice for first-time buyers, downsizers or investors, conveniently positioned for access to Alcester town centre and its range of shops and everyday amenities.



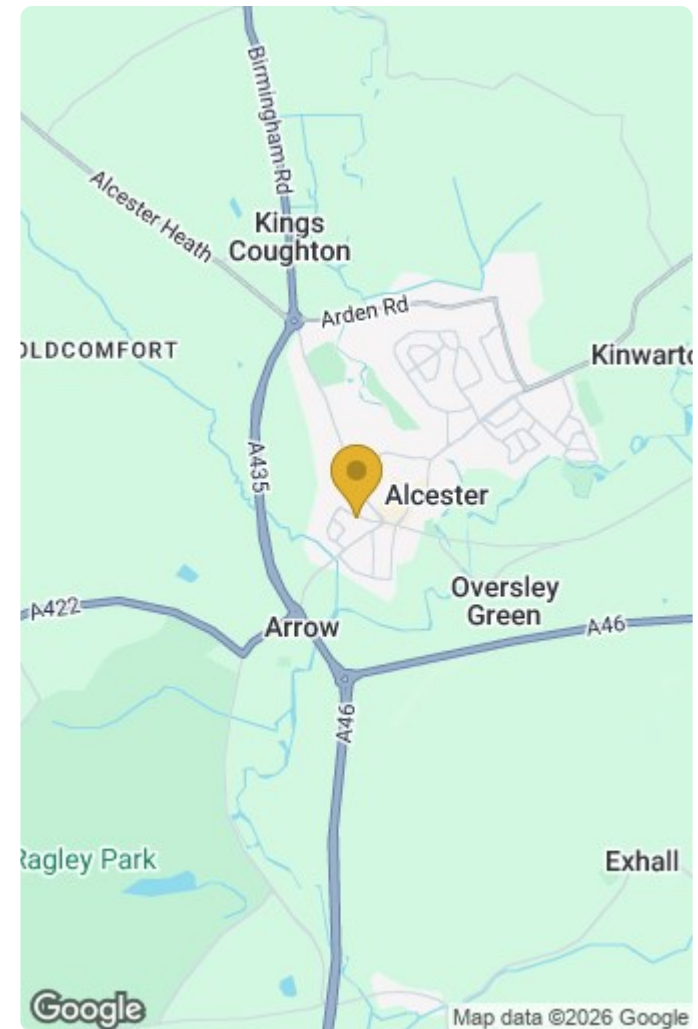


## Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 48.6 sq. metres (523.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	