



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Apartment 1, The Old Bank  
55 High Street, Alcester, B49 5AF



## Property Description

Forming part of a prominent Grade 2 Listed building, along the High Street in Alcester Town Centre. The Bank is a private development of three apartments to the upper floors that is ideally located to enjoy easy access to the countless attractions and amenities at hand. Occupying the second floor, this beautifully appointed apartment was converted in 2017 and finished to a superb standard. Benefitting from off road parking and access to a shared garden, this characterful property requires internal viewing to be fully appreciated and is being offered with no upward chain.

In brief, the accommodation comprises a secure communal entrance hall with stairs rising to the upper floors. Entering the property, you are greeted by an inviting hallway, with exposed timbers and neutral décor and flooring throughout. The living space is generous, affording ample room for both relaxed seating and occasional dining. This is semi open plan to a well equipped kitchen, comprising ample storage, contrasting worksurfaces and integrated appliances.

There are two good size bedrooms and a modern bathroom complete with bath, shower enclosure, WC and wash hand basin.

Externally, there is a courtyard parking area where the subject property has two allocated spaces and an enclosed area of garden, which can be enjoyed exclusively by the three apartment owners.



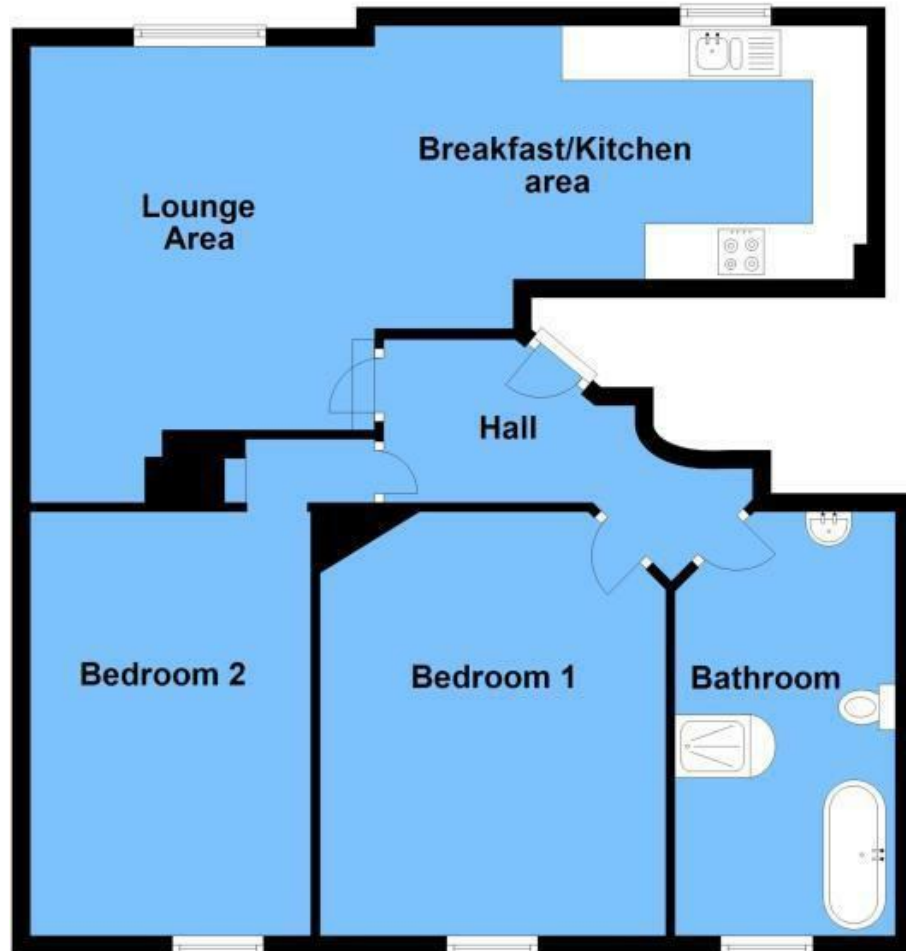
### Location

Alcester has grown in both size and popularity over recent years and now offers excellent facilities for shopping, schooling (Alcester Grammar School), recreation etc. Whilst retaining the character of the town centre, which has many fine historic buildings, and excellent family houses have been provided within a mile of the town centre. A further benefit is the proximity to other important Midland centres such as Birmingham, Redditch, Worcester, Evesham and Stratford upon Avon.

In addition the M42 and M40 motorways are easily accessible from the A435 (Alcester to Birmingham Road) and A46 (Alcester to Warwick Road), together with fast travel on to the M5, M6 and M1 as well as access to the NEC at Bickenhill, Birmingham International Airport and New Street Railway Station.



## Second Floor



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold. 150 years from 2017. Ground Rent £150 per annum. Service Charge £750 per annum, covering buildings insurance, cleaning, heat and lighting of the communal areas.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes.

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

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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>		<b>61</b>	<b>61</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	