



**22 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.

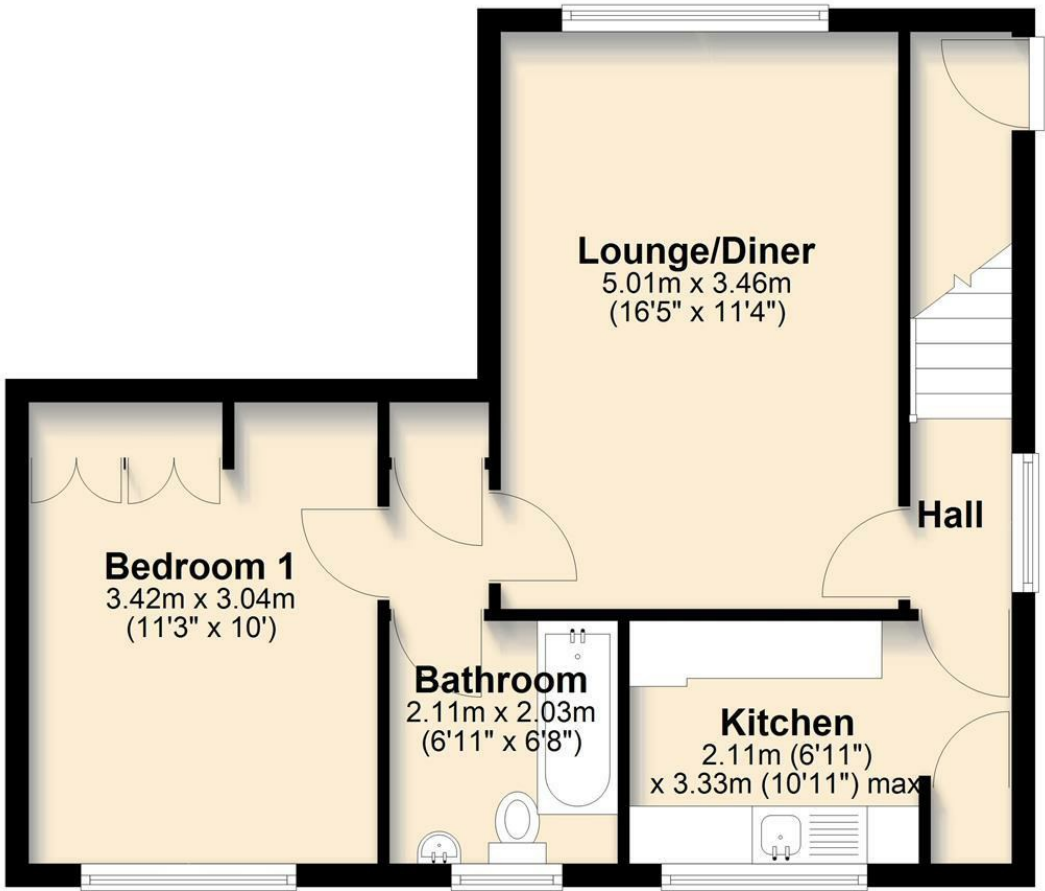
An inner hall leads to the remaining accommodation and incorporates a useful storage cupboard. The bedroom is a comfortable double and benefits from built-in wardrobes, providing practical storage. The bathroom is fitted with a suite comprising a bath with shower over, wash hand basin and WC.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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