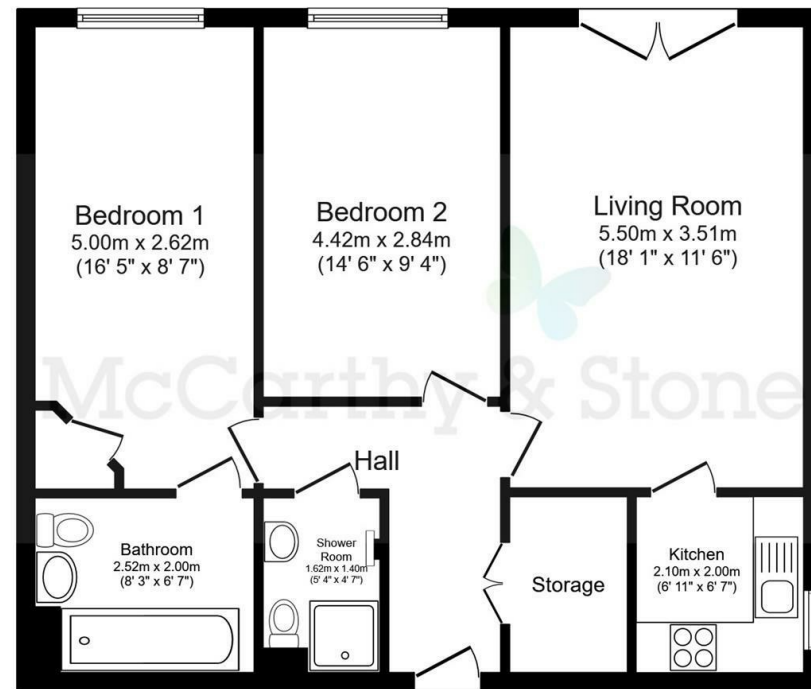


McCARTHY STONE RESALES

16 ALGAR COURT

231 PENN ROAD, WOLVERHAMPTON, WV4 5UP

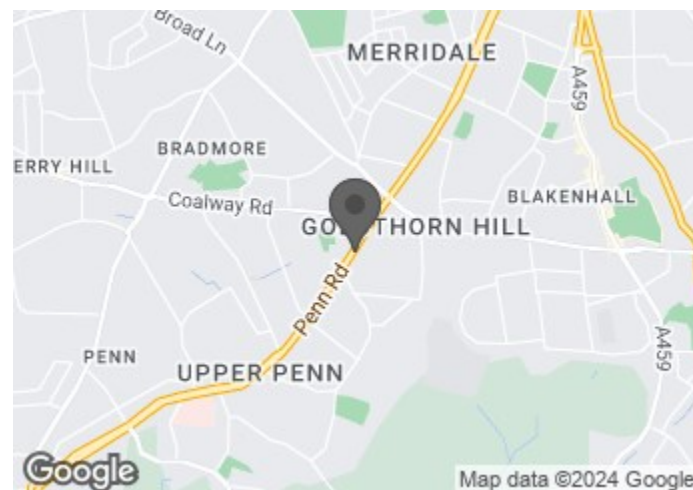


Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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An immaculately presented TWO BEDROOM retirement apartment situated on the FIRST FLOOR in our prestigious ALGAR COURT development.

PRICE REDUCTION

OFFERS IN THE REGION OF £225,000

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ALGAR COURT, 231 PENN ROAD,

2 BEDROOMS £225,000

ALGAR COURT

Located in the metropolitan area of Wolverhampton, this modern retirement living development built by McCarthy & Stone offers a collection of 17 one bedroom apartments, and 21 two bedroom apartments exclusively designed for those over the age of 60. Local travel services give access to many surrounding areas of interest including Tettenhall, Walsall, Birmingham, Dudley, West Bromwich and Dunstall Hill. This development has plenty of local amenities located right on your doorstep.

Algar Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (except plot 14). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Front door with spy hole leads to a very welcoming L shaped entrance hall. Door off the hallway leads to a walk-in storage cupboard which houses the boiler and washing/drying machine. Ceiling light point, smoke detector, security door entry system with intercom. Further doors lead to the bedrooms, living room and shower room.

LIVING ROOM

A very spacious and bright airy living room which boasts a walk out balcony with very pleasant outlook. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed double doors lead into the separate kitchen.

KITCHEN

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap sits beneath a large double glazed window fitted with roller blind, with pleasant outlook. Built-in oven and room above for a microwave. Ceramic hob and extractor hood. Integrated fridge/freezer and under unit lighting.

MASTER BEDROOM

The double bedroom features a walk-in wardrobe as well as having ample space for additional bedroom furniture/storage. Ceiling lights. Power, TV and phone points. Double glazed window. Door off to En-Suite bathroom.

EN-SUITE BATHROOM

This fully tiled bathroom comprising; WC; Vanity unit wash hand basin with a cupboard below and a fitted mirror above; shaver point; low level paneled bath with grab rails and shower over with glass screen. Wall mounted electric towel rail. Emergency pull-cord.

BEDROOM TWO

Further double bedroom featuring a large double glazed window. Ceiling light. TV and phone point

SHOWER ROOM

Fully tiled room with suite comprising; shower cubicle with grab rails, WC, vanity unit with inset sink, fitted mirror above. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,036.48 per annum (for financial year ending 30/09/2024)

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE INFORMATION

Lease length: 999 years from 1st June 2015

Ground Rent: £495 per year

Ground rent review date June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

