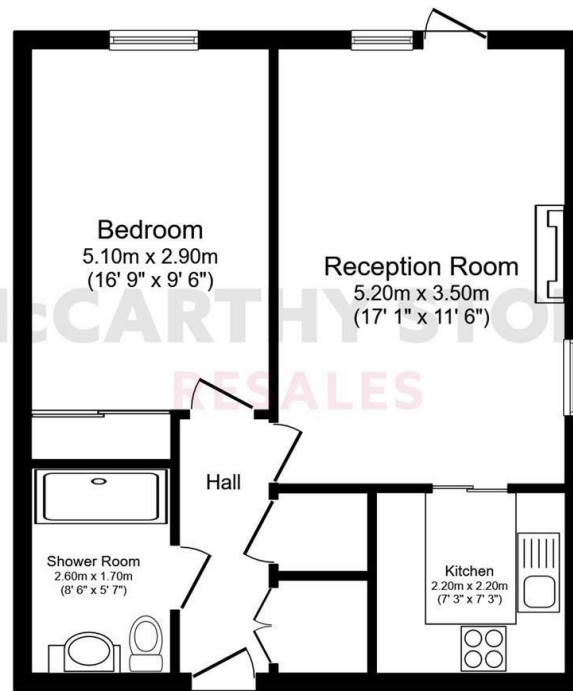


# McCARTHY STONE RESALES

## 22 ALDER HOUSE

41 LEIGHSWOOD ROAD, WALSALL, WS9 8AS



Total floor area 49.4 sq.m. (532 sq.ft.) approx

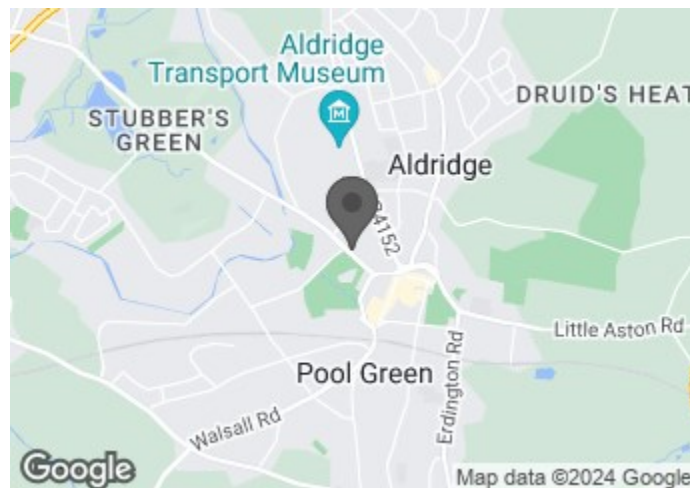
Printed Contact Details...

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: C



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>84</b>	<b>84</b>



# McCARTHY STONE RESALES

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A luxury ONE BEDROOM retirement apartment situated on the FIRST FLOOR with a Juliet balcony overlooking the gardens in our PRESTIGIOUS Alder House development. The property benefits from under floor heating throughout and forms part of our ~Retirement Living Range~ of properties.

**PRICE REDUCTION**

**ASKING PRICE £155,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# ALDER HOUSE, LEIGHSWOOD ROAD,

# 1 BEDROOMS £155,000

## ALDER HOUSE

Alder House offers easy access into the bustling heart of Aldridge 'village'. The town offers a generous selection of national stores and independent retailers, with a good selection of eateries, as well as a butcher, post office, delicatessen and cafes. A major supermarket, medical centre and pharmacy are also just half a mile away. Whilst you have everything you need for day to day living on your doorstep. Alder House was built by McCarthy & Stone purpose built for retirement living. The development consists of 35 one and two-bedroom retirement apartments for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The apartments feature a fully fitted kitchen, spacious lounge, bedroom and separate shower room and have under floor heating throughout. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for 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 welcoming entrance hall - the door entry system and the 24-hour emergency response system are situated in the hall along with mains wired

smoke alarm. From the hallway there are doors off to two storage cupboards which house the hot water tank and also works well as an airing cupboard and the plumbed in Washing /Dryer machine. Further doors lead to the bedroom, living room and shower room.

## LIVING ROOM

Good size lounge benefiting from a feature fireplace with inset electric fire creating a great focal point for the room. French door to Juliet balcony with very pleasant outlook over the garden. . TV and telephone points. Ceiling lights. Fitted carpets, raised electric power sockets. Oak effect feature door with glazed panels leads onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. White gloss floor and wall units with under pelmet lighting. Stainless steel sink with mono block lever tap and window over. Built-in oven, ceramic hob with extractor hood. Integrated fridge/freezer.

## BEDROOM

Double bedroom with fitted mirrored wardrobes with shelving and rails providing good storage. Ceiling light, Large feature double glazed window.

## SHOWER ROOM

Luxury shower room with fitted suite comprising of a walk in shower unit low level WC, vanity unit with sink and mirror cabinet above. Heated towel rail.

## SERVICE CHARGE DETAILS

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge: £2,766.86 per annum (for financial year ending 30/06/2024).

## CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

Parking is by allocated space 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.

## OWNERSHIP DETAILS

Lease term of 999 years from 2017

Ground rent of £425 per annum

Ground rent review: 01/01/2032

