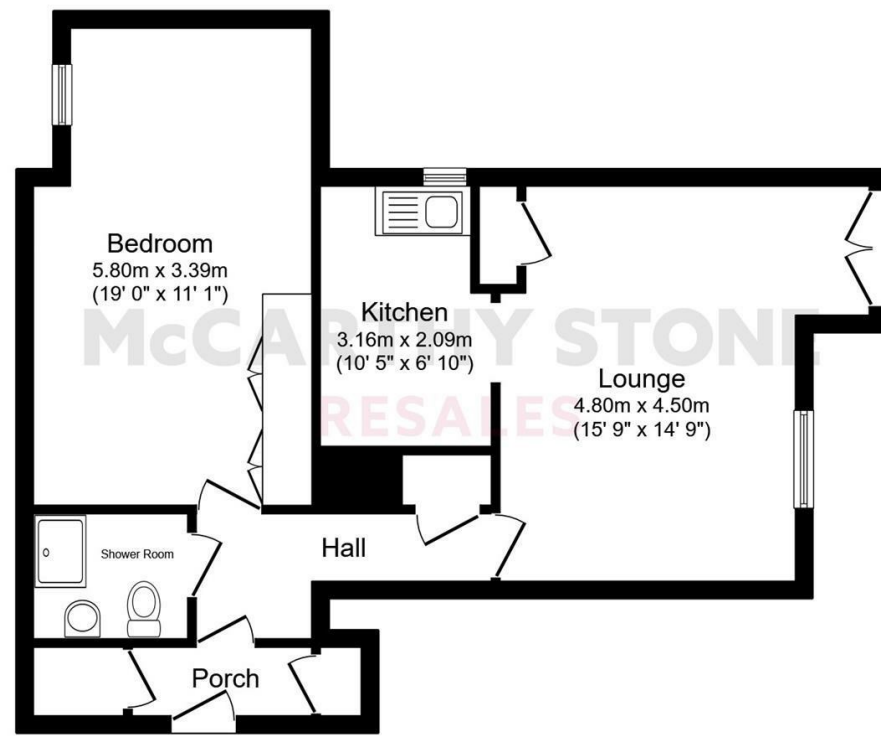


McCARTHY STONE RESALES

16 CLOCK GARDENS STOCKWELL ROAD, WOLVERHAMPTON, WV6 9PS



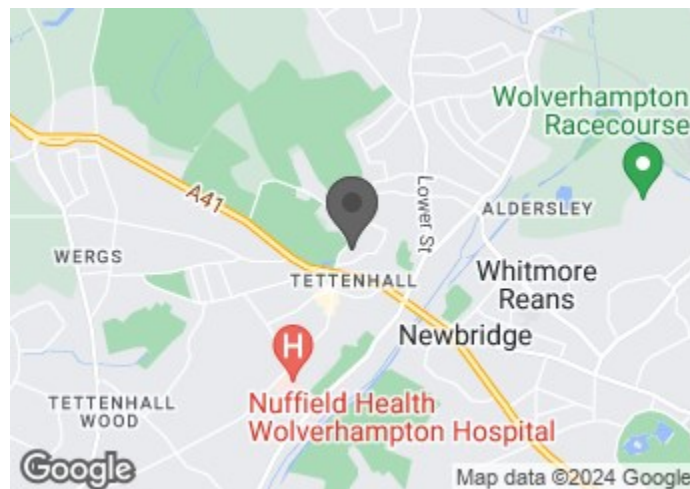
Total floor area 57.7 m² (621 sq.ft.) approx

Printed Contact Details...

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

Powered by focalagent.com

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A luxury one bedroom first floor apartment in our prestigious Clock Gardens development for over 55's

The apartment is presented to an immaculate standard throughout and has the benefit of gas central heating. Must be viewed to be fully appreciated.

ASKING PRICE £240,000 LEASEHOLD

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

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



STOCKWELL ROAD, WOLVERHAMPTON

1 BED | £240,000

CLOCK GARDENS

Located in the beautiful village of Tettenhall, our new development at The Clock House, Stockwell Road, will provide 22 contemporary age exclusive apartments complete with a range of outstanding features designed to kick start your retirement - subject to planning.

Intelligently designed to offer space and luxury, our apartments are professionally decorated to high standards and utilise only the best materials and modern, yet classic, designs. With convenient access to surrounding towns and cities, our apartments are always located in key areas – and our site in Tettenhall is no different.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE HALL

Front door with spy hole leads to a welcoming entrance hallway. Off the hallway there is a door to a storage cupboard which houses the gas boiler and hot water system and ideal as an airing cupboard.

The door entry system and 24 hour emergency system is situated here. For ease of night time use the light switches in the hall are illuminated, there is a smoke detector and wall mounted thermostat. All other doors lead to the living room, bedroom, shower room and utility.

LIVING ROOM

A generous living room offers lots of natural light and a very pleasant outlook. With a window and French doors to a Juliette balcony, which overlooks beautifully maintained communal gardens.

Having ample space for a dining room table if required.

Telephone point. TV point (with Sky/SkyQ capabilities). Power sockets. Oak effect part glazed door leads into a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dishwasher. Central ceiling light fitting. Tiled floor.

UTILITY

A useful addition to the apartment having wall and base units and housing a washer/dryer.

BEDROOM

Expect to be impressed by this generous double

bedroom, having a separate dressing area and with generous built in wardrobes. Ceiling lights, TV and phone point.

SHOWER ROOM

Comprising of a shower suite which includes a shower cubicle with glass screen, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

PARKING

This apartment comes with it's own parking space.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Gas for the communal boiler, radiators, hot water
- 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, gas or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,151.92 per annum (for financial year ending 30/06/2024)

LEASE INFORMATION

Leasehold Term: 999 years from 1st June 2017

Ground Rent £425 per annum.

Ground Rent Review Date 1st June 2032

