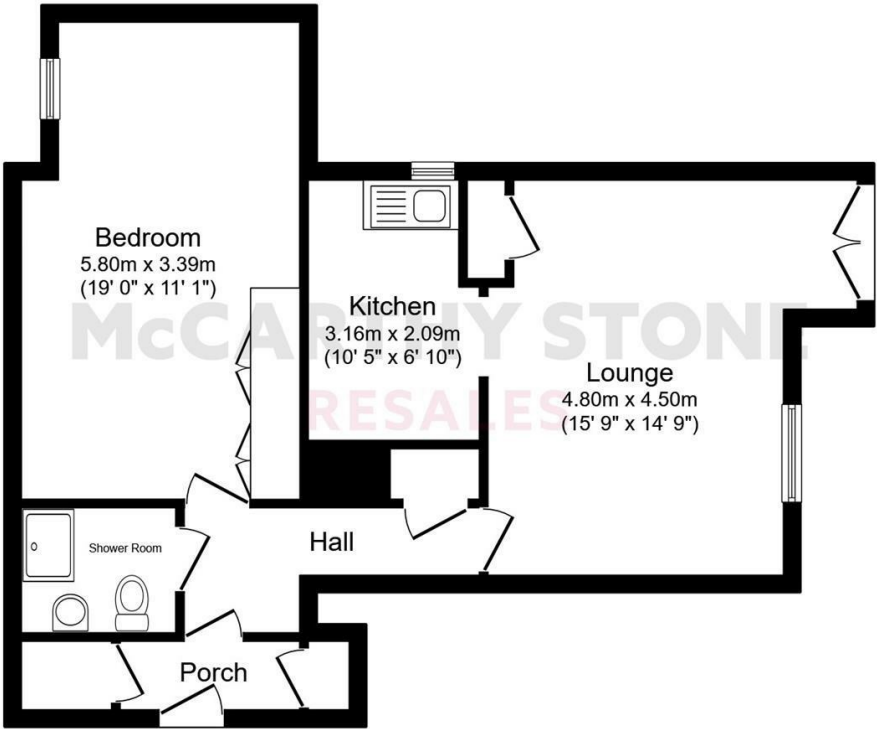


16 Clock Gardens

Stockwell Road, Wolverhampton, WV6 9PS



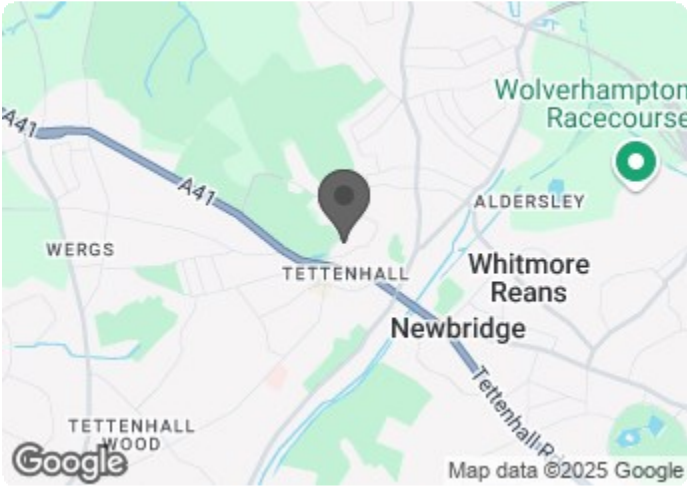
Total floor area 57.7 m² (621 sq.ft.) approx

Printed Contact Details...

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

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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(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



Asking price £240,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

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

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Clock Gardens, Stockwell Road, Wolverhampton

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



1 bed | £240,000

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: £3,157.03 per annum (for financial year ending 30/06/2025)

Lease Information

Leasehold Term: 999 years from 1st June 2017
Ground Rent £425 per annum.
Ground Rent Review Date 1st June 2032

