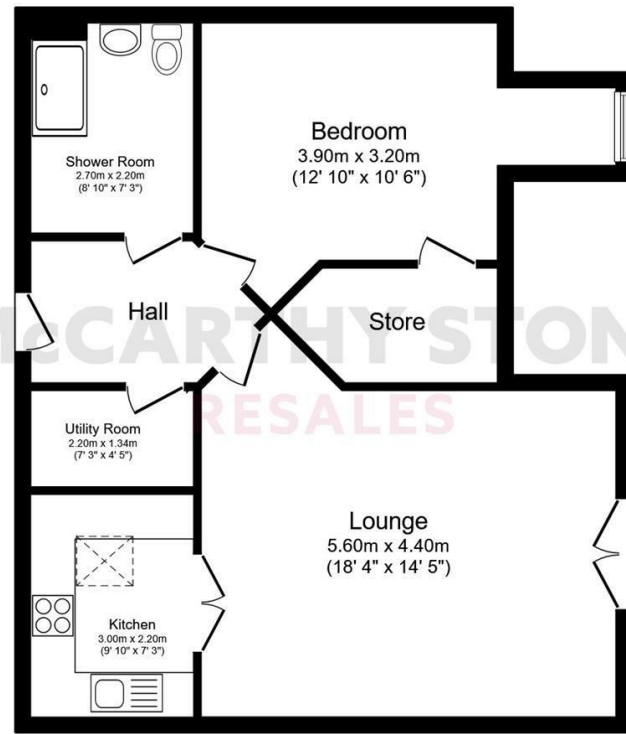


# McCARTHY STONE RESALES

**29 ALGAR COURT**  
231 PENN ROAD, WOLVERHAMPTON, WV4 5UP



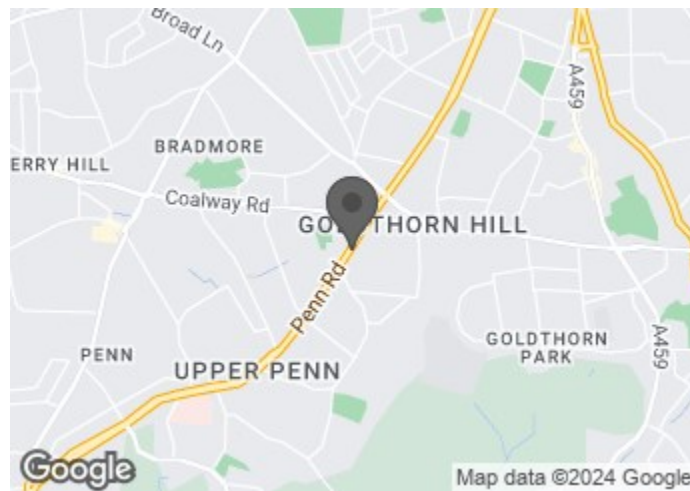
Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

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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**\*\*EXPECT TO BE IMPRESSED\*\*** by this extremely desirable and **LARGER THAN AVERAGE** sized apartment for the development. Located on the **TOP FLOOR** having **LIFT ACCESS TO ALL FLOORS** with **JULIETTE BALCONY** and pleasant outlook.

Part of our **RETIREMENT LIVING** range of properties for over 60's

**ASKING PRICE £160,000 LEASEHOLD**

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

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

# ALGAR COURT, 231 PENN ROAD, WOLVERHAMPTON

## SUMMARY

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 the entrance hall. The 24-hour Tunstall emergency response system is wall mounted within the hall. From the hallway there is a door to a walk-in storage cupboard, housing the boiler and washing machine. Ceiling light point, smoke detector, security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

A very spacious living room with feature fireplace with inset electric fire making this a great focal point for the room. Ceiling light fitting. TV point with sky connection capabilities and telephone points. Power points. Juliette balcony with inward opening french doors and very pleasant outlook.

## KITCHEN

Modern fitted kitchen with tiled floor. Stainless steel sink with lever taps. Electrically operated sky light window. Built-in waist high oven for convenience and space above to position a freestanding microwave oven. Ceramic hob and extractor hood. Integrated fridge/freezer and under unit lighting.

## 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.

## 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, 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

# 1 BED | £160,000

Consultant or House Manager.

Service charge: £2,690.98 per annum (up to financial year end 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: £425 per annum

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

## 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.

