



Bartlams.

Flat 4, Mansion Court Heath House Drive, Wombourne - WV5 8EZ
£157,500



Flat 4

Mansion Court Heath House Drive,
Wolverhampton

Superbly presented one bedroom apartment forming part of an impressive Grade II listed building within pleasant position on the fringe of the village, handy for the excellent local facilities and supermarket shopping. This property has a long term tenant since July 2019 currently paying £650 per month.

Situated on the first floor the apartment enjoys impressive views over the village and surrounding area. The smartly decorated interior features: An entrance Hall; elegant lounge with Adam style fireplace and fitted gas fire; dining kitchen fitted with a range of beech effect units, a built-in oven and space for a washing machine and fridge; Double Bedroom with excellent fitted furniture providing storage; and bathroom showcasing a bathtub with shower attachment, WC and wash hand basin. Gas central heating and double glazing are provided and an entryphone system is installed.

The exterior features a spacious communal lawned garden at the front, enhancing the property's curb appeal.

Electrically operated gates provide secure access to the grounds, where ample parking is available behind secure gates.

We are advised by our client that this property is Leasehold with 156 years remaining, Council Tax Band of B and an EPC rating of C. The owner has also informed us that the service charge and ground rent amount to £450 per quarter.



B.







Bartlams

Bartlams Ltd, The House On The Green High Street - WV5 9DP

01902 894141

wombourne@bartlams.co.uk

www.bartlams.co.uk

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

