



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.

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