



Bartlams.

8 Albrighton House The Water Gardens, Wolverhampton - WV4 5LJ

Offers in Region of £325,000



8 Albrighton House The Water Gardens

Wolverhampton, Wolverhampton

This exceptional second-floor penthouse apartment is situated in an exclusive development, offering a tranquil semi-rural setting with picturesque views over adjoining farmland. Conveniently located close to a variety of amenities, the property boasts a luxurious loft-style design with a spacious and thoughtfully arranged layout, finished to an impressive contemporary standard.

The expansive living room, measuring approximately 400 sq. ft, provides an inviting space for both relaxation and entertaining. The stylish kitchen is fitted with a high-quality range of units and integrated appliances, combining both functionality and modern design. The principal bedroom features a built-in wardrobe and a private en-suite shower room, while two further bedrooms offer flexibility for family, guests, or a home office. A well-appointed principal bathroom completes the accommodation.

Additional features include gas-fired central heating, double-glazed windows, a private garage, and a dedicated parking space. The beautifully landscaped communal grounds, with their gated entrance and charming ornamental pool, enhance the sense of exclusivity and tranquility.



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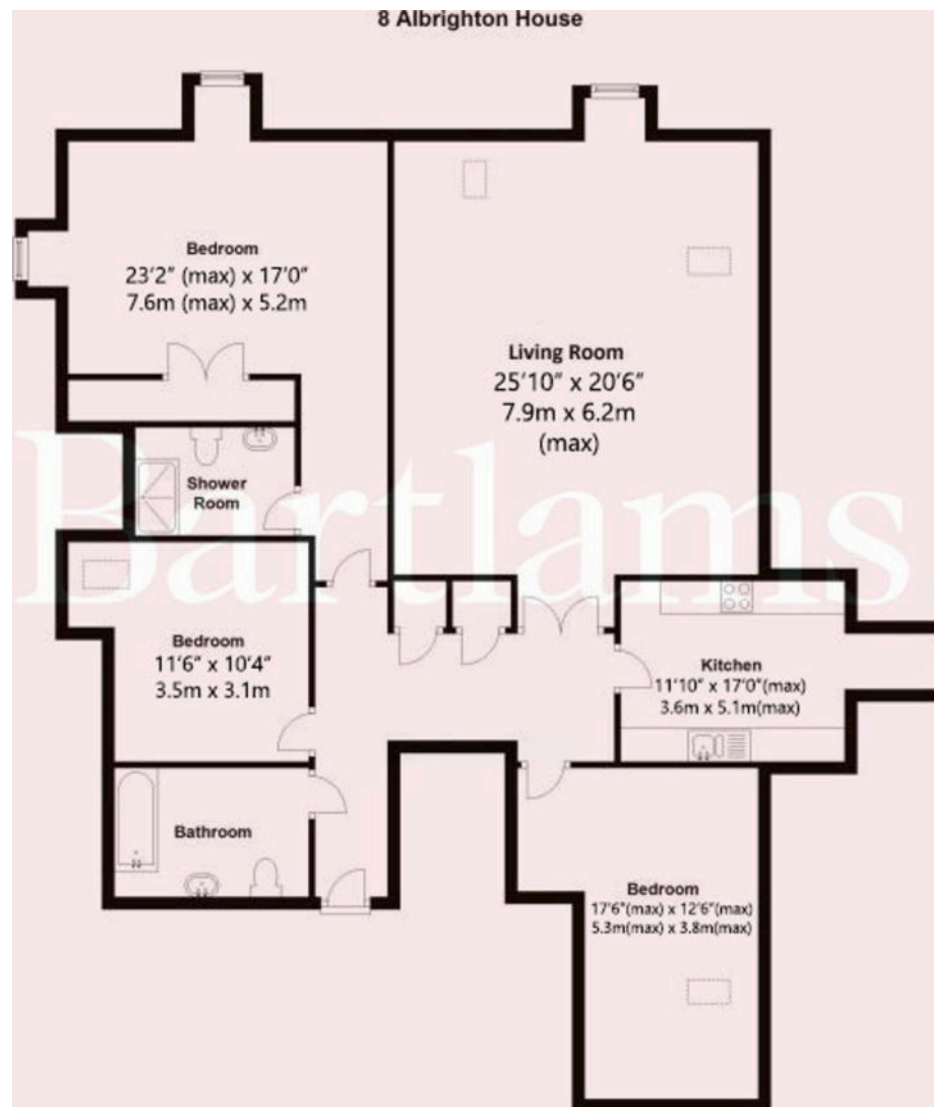
Wolverhampton, Wolverhampton

The property is leasehold however the owner will have the benefit of owning a share of the freehold. We have been advised that this property has 995 years remaining on the lease from (999 years from 27th May 2020) the service charge payable is approximately £142.45 per month. The ground rent is peppercorn therefore no monetary payment is required.

- EXECUTIVE PENTHOUSE THREE BEDROOM APARTMENT
- FAMILY BATHROOM AND EN-SUITE
- PICTURESQUE COMMUNAL GROUNDS
- OFF ROAD PARKING
- SPACIOUS LIVING ACCOMMODATION
- SERVICE CHARGE: £142.45 PER MONTH. GROUND RENT: £0
- NEW OWNERS WILL HAVE THE BENEFIT OF A SHARE OF THE FREEHOLD
- LEASEHOLD WITH 995 YEARS REMAINING. COUNCIL TAX BAND - E. EPC - B

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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.

