

nick tart

# 7 Farthings Court

Bridgnorth WV16 4DA

OTRO £110,000

Nick Tart Estate Agents  
Whitburn Street  
Bridgnorth WV16 4QN

Bridgnorth@nicktart.com  
01746 711442







A well presented ground floor apartment in this popular retirement complex in the centre of Bridgnorth. Available to residents aged 55 and over the property is highly recommended and consists of an entrance hall with built in storage, a spacious sitting room with a door exiting outside to a pleasant seating area, kitchen, bathroom and a large double bedroom. UPVC double glazing and electric storage heating. Having the benefit of the use of a communal lounge for residents as well as an on site laundrette and pleasant gardens. Conveniently situated for the towns amenities.

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £40 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal for its role in the provision of these checks.”

Council Tax Band : B

EPC Rating : B

Tenure : Leasehold

All Mains Services

Remaining Lease : 104yrs

Annual Ground Rent : £480

Annual Service Charge : £3000



### Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

### Anti Money Laundering & Proceeds of Crime Acts:

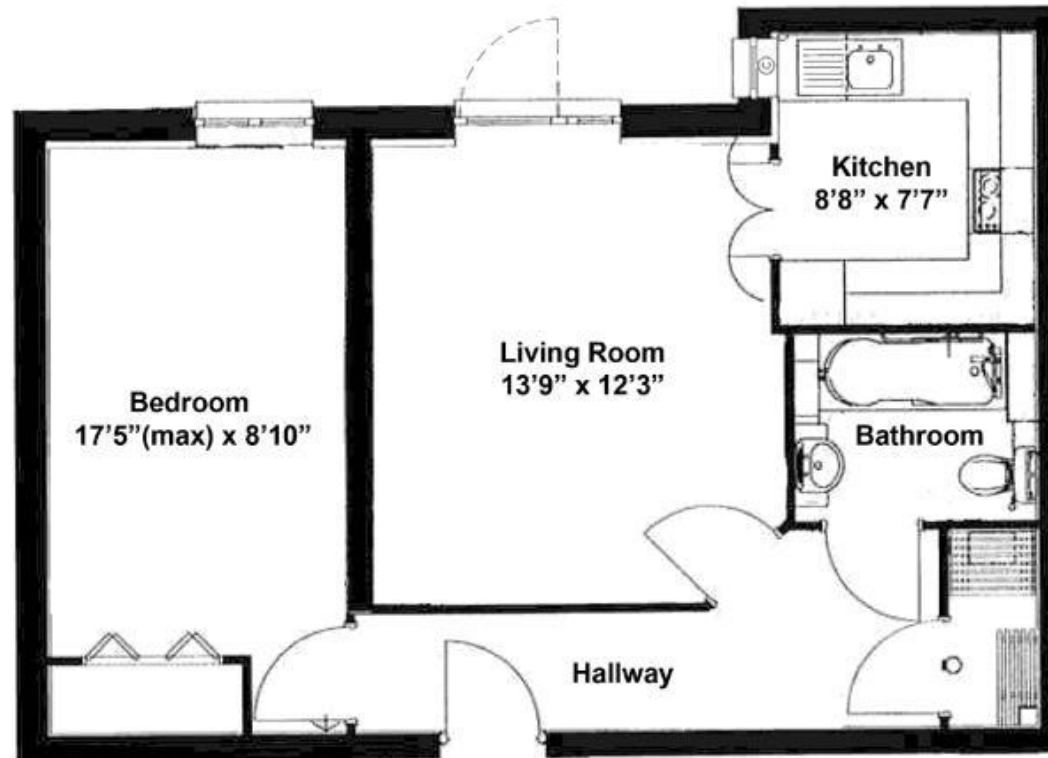
To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

### .Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

## APARTMENT 7 FARTHINGS COURT BRIDGNORTH

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



**nick tart**

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