

## 7 Pendene Court

253 Penn Road, Wolverhampton, West Midlands, WV4 5UZ



**PRICE: £100,000**

**Lease: 125 years from 2000**

### Property Description:

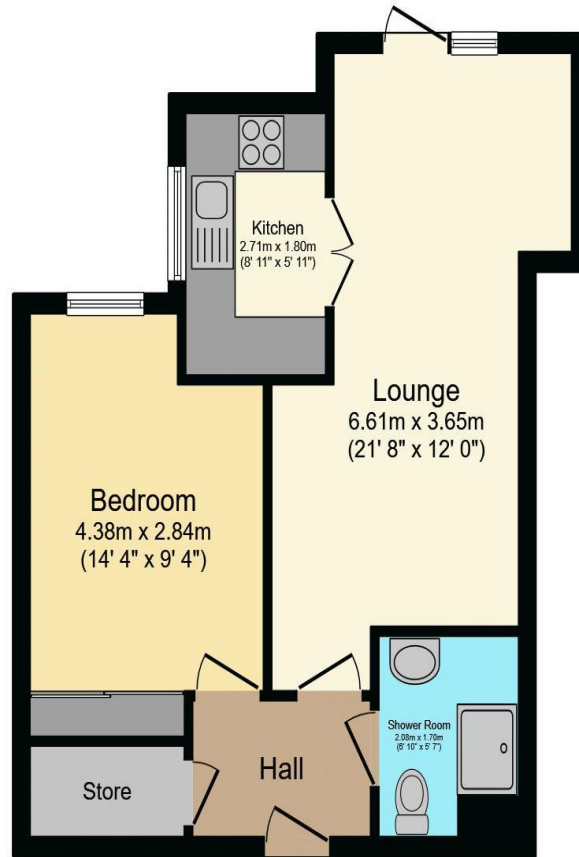
A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT Pendene Court is situated within a short distance of local shops, Doctors surgeries and with access to local bus routes via bus stop near to development. Constructed by McCarthy & Stone (Developments) Ltd and comprises 40 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge and Landscaped gardens  
Residential Development Manager  
24 hour emergency Appello call system  
Communal Laundry  
Minimum Age 60

Guest Suite and Lift to all floors  
Communal Refuse Area  
Residents Car Park (not allocated on a first come first serve basis)  
Lease: 125 years from 2000



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 43.4 m<sup>2</sup> (467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	82
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£330.00**

**Ground Rent Period Review:**

**2024**

**Annual Service Charge:**

**£3,069.68**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.