

20 Pendene Court

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



PRICE: £88,500

Lease: 125 years from 2000

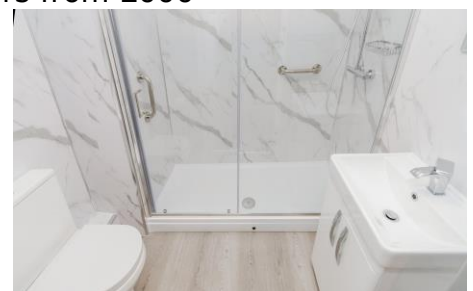
Property Description:

A STUNNING FULLY REFURBISHED FIRST FLOOR RETIREMENT APARTMENT, WITH NEW KITCHEN AND BATHROOM, NEW HEATING AND LIGHT FITTINGS, NEW CARPETS AND REDECORATED TO A HIGH STANDARD THROUGHOUT

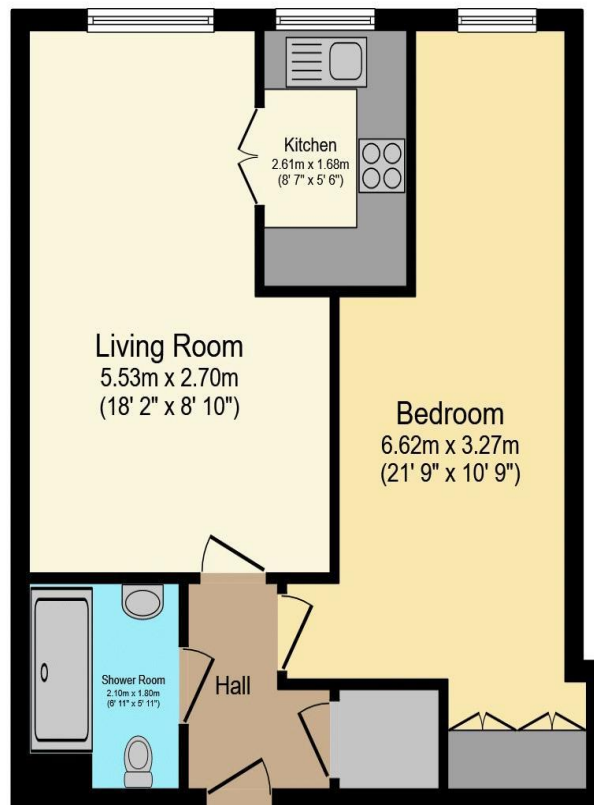
Pendene Court is situated within a short distance of local shops, doctors' surgeries and with a main route bus stop close by. Built by McCarthy Stone in 2000, it comprises 40 apartments arranged over three floors, each served by a lift. There is a resident house manager who can be contacted in emergency by means of a pull cord or push button in each room of the apartment, and a 24 hour emergency call system for when the house manager is off duty. Residents must be over 60, or if a couple, one must be over 60 and the other over 55.

Residents' lounge and Landscaped gardens
Residential House Manager
24 hour emergency call system
Communal Laundry & Guest Suite and Lift to all floors
Minimum Age 60

Communal Refuse Area
Residents Car Park (not allocated on a first come first serve basis)
New fitted kitchen, bathroom, heating, light fittings, carpets and re-decorated throughout
Lease: 125 years from 2000



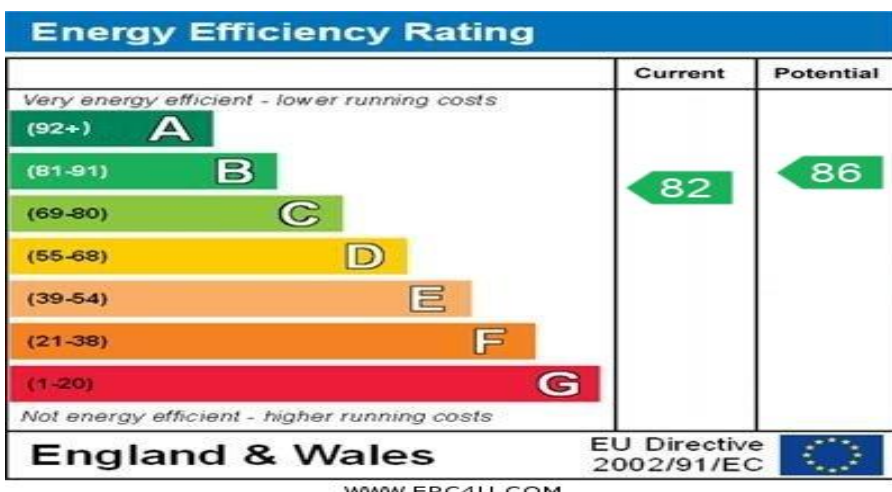
**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Floor Plan

Total floor area 49.9 sq.m. (537 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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For Financial Year Ending:

31/8/25

Annual Ground Rent:

£724.43

Ground Rent Period Review:

2044

Annual Service Charge:

£3,474.40

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.