

LEASEHOLD



Flat

# 21 MATTESLEY COURT CRESSWELL CRESCENT, WALSALL, WS3 2US

Asking price

## £20,000

### FEATURES

- 2 Bed Flat
- Chain Free
- 25% Ownership Leasehold
- Additional ownership available
- Probate granted
- Suitable for 55 years old and above only
- Inhouse amenities
- Parking



THE  
**ESTATES  
AGENT**  
PROPERTY SALES & MANAGEMENT

# 2 Bedroom Flat located in Walsall

Call us on

020 3859 5311

[info@theestatesagent.co.uk](mailto:info@theestatesagent.co.uk)

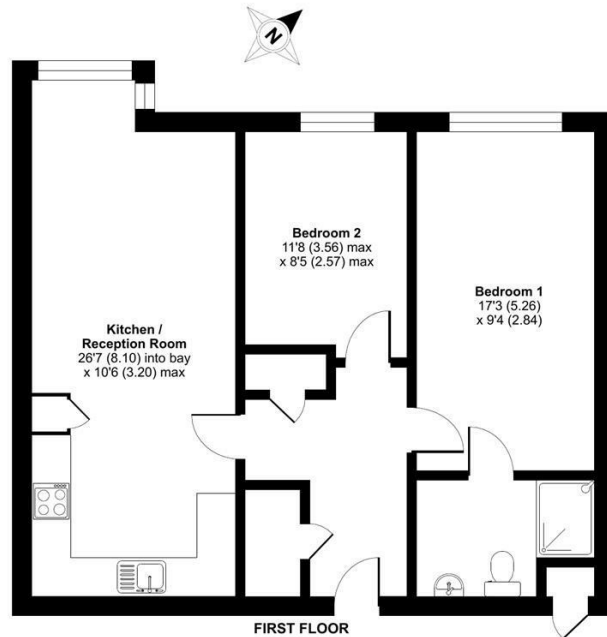
Discover the perfect blend of comfort, convenience, and community at Mattesley Court, A 2 bedroom first floor flat designed for those over 55. Located in Walsall, this property offers a unique opportunity for 25% ownership, with the option to increase to 75% ownership by purchasing the additional 50%.

## Key Features:

- 2 Bedroom Flat: Spacious and designed for modern living.
- Secure Parking: Your vehicle is safely housed, giving you peace of mind.
- In-house Restaurant: Indulge in culinary delights without leaving home.
- Hair Salon: Pamper yourself with convenience just a few steps away.
- Activity Room: Stay active and engaged with various on-site activities.
- Well-being Suite: Rejuvenate in a dedicated well-being area.

## Mattesley Court, Cresswell Crescent, Walsall, WS3

Approximate Area = 710 sq ft / 66 sq m  
For identification only - Not to scale



## Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for The Estates Agent (TEA). REF: 1080203