



Grove.
FIND YOUR HOME

Apartment 6, Clent Cottage, Odnall Lane, DY9 9PW
Guide Price £200,000

Apartment 6, Clent Cottage

Situated on Odnall Lane in Clent, this delightful first floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into the hallway leading to a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The apartment features a well-appointed bathroom, catering to all your daily needs with ease.

The surrounding area of Clent is known for its picturesque landscapes and community spirit, offering a range of local amenities, including the volunteer run Clent Connect shop with cafe and recreational facilities. The nearby countryside provides ample opportunities for outdoor activities, making it a perfect spot for nature lovers.

In summary, this apartment on Odnall Lane presents an excellent opportunity for those looking to settle in a serene environment while still being close to the conveniences of modern living. With its appealing features and prime location, this property is not to be missed.





Approach

Approached via residents driveway with parking and access to the grounds.

Residents Entry Hall

With intercom for entry and stairs leading to apartments.

Apartment Entry Hall

With window to front, two central heating radiators and doors leading to:

Living Room 11'9" x 13'5" (3.6 x 4.1)

With dual aspect double glazing windows to front and side, central heating radiator, wood flooring and feature fireplace with electric fire.

Kitchen 11'9" max x 7'2" max (3.6 max x 2.2 max)

With double glazing window to side, central heating radiator and tiling to floor. Featuring various fitted wall and base units with worksurface over, sink with drainage and cooker with four ring gas hob and extractor fan over. There is an integrated wine fridge and space and plumbing for white goods.

Bedroom One 12'9" max 2'7" min x 11'1" max 8'6" min (3.9 max 0.8 min x 3.4 max 2.6 min)

With French doors out to the balcony and central heating radiator.

Bedroom Two 9'6" x 5'10" (2.9 x 1.8)

With double glazing window to side, central heating radiator and wood flooring.

Bathroom 5'2" x 10'2" (1.6 x 3.1)

With heated towel radiator and tiling to walls. Fitted bath with hand held shower and drench head over, vanity sink, w.c. and space & plumbing for white goods.

Gardens

With well maintained lawns, seating areas to enjoy the far reaching views and various mature trees.

Tenure - Leasehold

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 999 years from 3rd March 2003. There is a peppercorn ground rent of £1.00.

Council Tax

Tax band is C.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing





process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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GROUND FLOOR



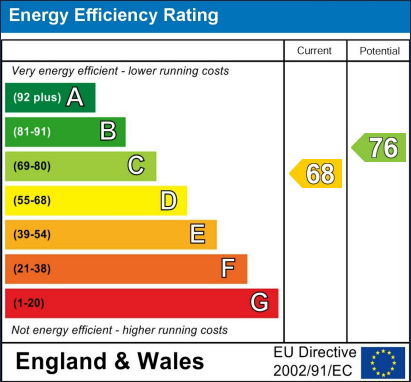
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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