



nick tart

Apartment 6, Majestic House, Cross Road, WV7 3QT





Approximate total area<sup>(1)</sup>

612.38 ft<sup>2</sup>  
56.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## APARTMENT 6 MAJESTIC HOUSE

- 'L' shaped living area
- Kitchen with integrated appliances
- Bathroom with shower
- 2 Double bedrooms
- Ground floor
- Allocated parking space
- Energy efficient
- EPC: C82

## The accommodation in further detail comprises...

Approached via a composite front door with obscure glass leads to...

**'L' Shaped living area** which enjoys a storage cupboard housing the gas combination boiler, X2 radiators, LVT wood effect flooring and UPVC double-glazed window to the side.

**Kitchen area** offers a matching range of wall and base level units with work surfaces over and subtle underlighting, sink unit with mixer tap, built in electric oven and hob with extractor fan over, integrated fridge, freezer, dishwasher and washer dryer.

**Bathroom** which comprises of a panel bath with mixer tap and shower over, WC, wash hand basin with mixer tap and vanity unit under, UPVC double-glazed window with obscure glass, LVT wood effect flooring, part tiled walls and wall mounted heated towel rail.

**Bedroom** which has radiator, TV ariel point and UPVC double-glazed window to the side.

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**Tenure – Tenure** – we are advised the property is leasehold with a 999-year lease. Each leaseholder acquires a long lease of an apartment when they complete the purchase.

Following completion of their purchase, that leaseholder must also become a director of the freehold owning company in the building. (MAJESTIC HOUSE ALBRIGHTON LTD)

When the last unit is sold, and the last leaseholder becomes a member of the freehold company, the client shareholders will then resign as members from the freehold company and therefore pass full responsibility of the building to the leaseholders.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band TBC (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**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. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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