



# 6D Alice Court, Bilston, WV14 0BY

nick tart

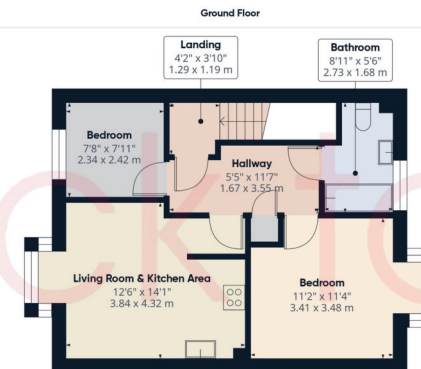
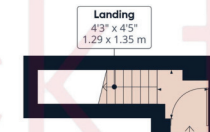
## Key Features

- Entrance lobby
- Inner hallway
- Spacious open plan living room & kitchen area
- Choice of two good sized bedrooms
- Bathroom with shower spray
- Electric heating & double glazing
- Gated car park to the rear

## Contact Us

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Floor 1





## 6D Alice Court, Alice Street, Bilston, WV14 0BY

Ideal for an investor, this deceptive two-bedroom apartment occupies an elevated first floor position and is conveniently situated close to Bilston town centre with its excellent range of local amenities together with the black country route further providing access to principal cities and towns.

Lease 125 year from 2007

Ground rent £150 per year

Service charge including building insurance £900 per year

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.





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## First Floor

The accommodation in further detail comprises of...

**Entrance lobby** with stairs leading to the first-floor landing. **Inner hallway** which has a hatch to loft space, airing cupboard and electric wall heater.

**Good sized open plan living room & kitchen area** having a walk-in double-glazed bay window, electric wall heater, a **kitchenette** having matching suite of units comprising of stainless steel single drainer sink unit, a range of cupboards with matching work tops over, incorporating built in electric oven and hob with extractor fan over, plumbing for automatic washing machine and range of wall cabinets.

**Bedroom one** which has a walk-in double-glazed bay window and electric wall heater.

**Bedroom two** which has a double-glazed window and electric wall heater.

**Fitted bathroom** comprising of panel bath with shower spray, close coupled WC, pedestal wash hand basin and a double-glazed window.

Outside is gated off road **parking**.



### EPC: C78

Tenure – we are advised the property is Leasehold.  
Services – we are advised all mains services are connected.

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

### 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.





