



# 6C Alice Court, Bilston, WV14 0BY

## Key Features

- Ideal for an investor
- Entrance hall
- Open plan living room & kitchen area
- Choice of two good sized bedrooms
- Bathroom with shower
- Secure off road parking
- Electric heating & double glazing

## Contact Us

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An ideal purchase for an investor, this practical two bedroom ground floor apartment is ideally situated close to Bilston town centre with its excellent range of local amenities, including shops, schools and public transport services together with having the black country route on its doorstep, which provides further access to major principal cities and towns.



nick tart

## Ground Floor

The accommodation enjoys the benefit of double glazing and electric wall heaters, further details comprise of...

**Entrance hall** which has a built-in cupboard housing the water cylinder.

**Open plan L shaped living room and kitchen area** having walk in double glazed bay window and electric wall heater, **fitted kitchen** having matching suite of units comprising of stainless steel single drainer sink unit with range of cupboards with matching work tops incorporated built in electric oven and hob with extractor 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 pannel bath with shower, close coupled WC, pedestal wash hand basin, part tiled walls and an electric wall heater. Outside there are electronically operated secure gates leading to **off road parking** with one parking space.

Lease 125 year from 2007  
Current rent achieved £575 PCM  
Ground rent £150 per year  
Service charge including building insurance  
£1,100 per year

### EPC: C71

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).

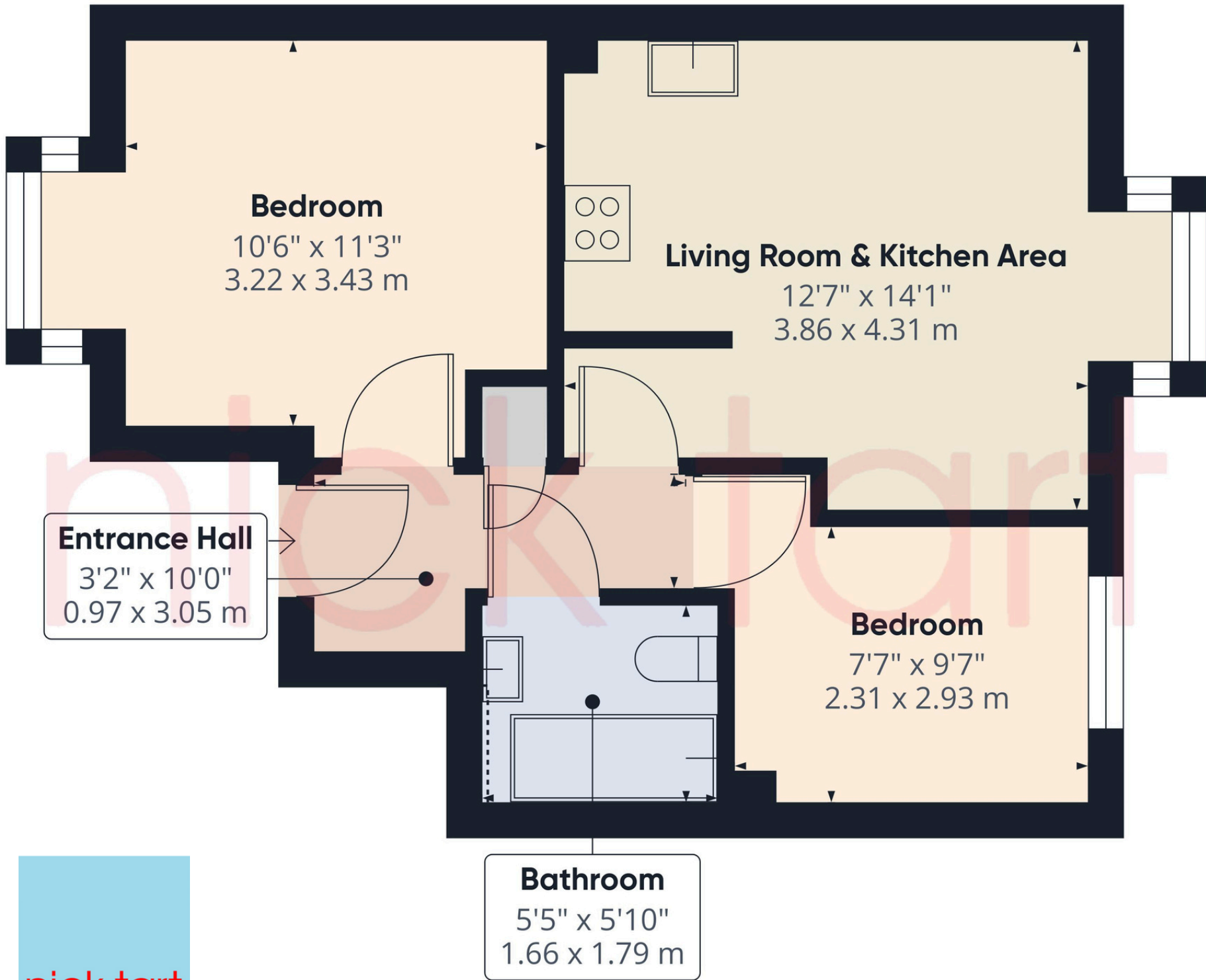
Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified 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.





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

465 ft<sup>2</sup>

43.2 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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