



Flat 5 "THE RAFTERS",
Dippons House,
Dippons Drive,
Wolverhampton,
WV6 8HJ

nick tart

Key Features

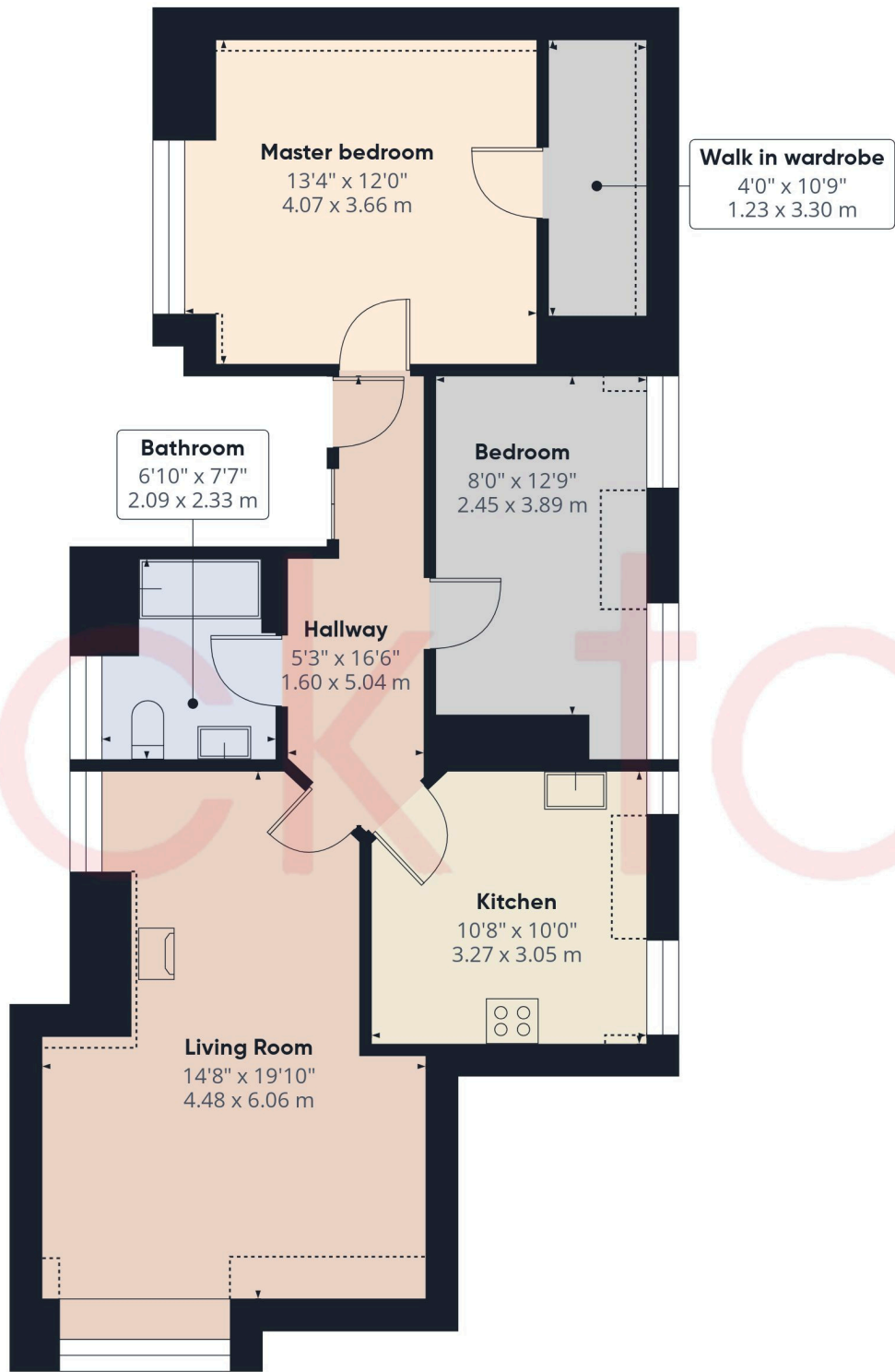
- Second floor period apartment
- Entrance hall
- Choice of two good sized bedrooms
- Kitchen
- Living room with feature wood burner
- Bathroom with shower
- Communal parking spaces
- Well maintained communal gardens

Contact Us

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Floor 2

Approximate total area⁽¹⁾

764 ft²
71.1 m²

Reduced headroom

43 ft²
4 m²

(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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Entrance hall which enjoys *Herringbone* style wood effect flooring, double glazed Velux sky window, a radiator, storage cupboard housing the gas combination boiler and doors too the...

Master bedroom which has a radiator, timber frame single glazed leaded windows, and a walk in wardrobe.

Bedroom which has a radiator and x2 timber frame single glazed leaded windows.



Outside

To the outside of the property there are well maintained **communal gardens** surrounded with pleasant flower and shrub borders, along with **communal parking spaces**.

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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Kitchen which has a matching range of base level units with work surface over, integrated dishwasher, space for washing machine, space for dryer, built in electric oven with hob and extractor fan over, x2 timber frame single glazed leaded windows, a radiator and *Herringbone* style wood effect flooring.

Living room which has eave storage, radiator, x2 timber frame single glazed windows and a feature wood burner.

Bathroom has a suite comprising of tiled bath with mixer tap and shower attachment with additional shower over, wash hand basin with mixer tap, radiator, WC and a timber frame single glazed leaded window.



EPC: E40

Tenure – we are advised the property is Leasehold.

Services – we are advised all mains services are connected.

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

Lease: 62 years remaining, we have been advised that the lease will be extended to 125 years before completion on the property purchase.

Ground rent: £100 per annum

Service charge: £120 per month, including building insurance

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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