



majestic.  
house

nick tart

Apartment 11, Majestic House, Albrighton, Wolverhampton, WV7 3QT



Approximate total area<sup>(1)</sup>  
602.43 ft<sup>2</sup>  
55.97 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 11, Majestic House, WV7 3QT

- First Floor
- Stunning sky lantern
- Integrated appliances
- 'L' Shaped living & Dining area
- Kitchen
- 2 Double bedrooms
- Bathroom with shower
- EPC: B84

## The accommodation in further detail comprises...

This highly energy efficient apartment allows a staggering amount of natural light thanks to a large and beautiful sky lantern complemented by Velux windows and includes an integrated fridge, freezer, dishwasher, washer/dryer, usb points, 'L' shaped living / dining area, kitchen, 2 double bedrooms, bathroom with shower, an allocated parking space plus a communal garden area.

**'L' shaped living and dining area** which has a telephone intercom system, skylight, X2 radiators, X2 Velux double-glazed windows and doors to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, built in electric oven and hob with extractor fan over, radiator, integrated fridge, integrated freezer, integrated dishwasher, integrated washer/dryer, sink unit with mixer tap, inset spot lighting and double-glazed Velux window.

**Bedroom** which has radiator, wall mounted TV ariel point and X2 double-glazed Velux windows.

**Bedroom** which has X2 double-glazed Velux windows, wall mounted TV ariel point and radiator.

**Storage cupboard** housing the gas combination boiler.

**Bathroom** which has a suite comprising of panel bath and shower over, inset spot lighting, WC, sink unit with mixer tap and vanity unit under and part tiled walls.

**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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