



**Taylors**



## HALESOWEN, Larkspur Court

Offers In Region Of £140,000

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- First floor retirement apartment
- Convenient position
- Lift and stair access
- Two bedrooms
- Gas central heating
- PVC double glazing
- Pleasant communal gardens and drying area
- Communal parking area
- Age restriction 60+
- No upward chain



A FIRST FLOOR TWO BEDROOMED RETIREMENT APPARTMENT with both LIFT and STAIRCASE ACCESS. In convenient position at the top of Narrow Lane, situated in pleasant communal gardens and having communal parking. With gas central heating, PVC double glazing and approached via ground and first floor communal halls with front door entry telephone. Comprising - Hall, Store cupboard off, Lounge, Kitchen, Two Bedrooms, Shower Room with good size shower cubicle. All main services connected. Tenure Leasehold, unexpired length on lease 63 years, present ground rent £100 p.a. Present service charge £2,244 p.a reviewed annually. Age restriction applies of 60 yrs plus. Council tax band - B, EPC- . Broadband/mobile coverage: walls brick, tiled roof. Long term flood risk, surface water- very low, rivers very low.

### **Ground Floor Communal Entrance**

With lift and stairs to the first floor

### **First Floor Communal Landing**

### **Flat 5 Comprising**

**Hall** - With ground floor entrance door system, emergency call button. Large Store cupboard off

**Lounge** - 4.57m x 3.25m (15'0" x 10'8")

**Kitchen** - 3.02m x 2.18m (9'11" x 7'2") - With floor and wall cupboards, plumbing for washer and recesses for other appliances [ other appliances may be left if purchaser requires them ]

**Bedroom One** - 3.73m x 2.97m (12'3" x 9'9")

**Bedroom Two** - 2.87m x 2.18m (9'5" x 7'2")

**Shower Room** - 2.44m x 2.18m (8'0" x 7'2") -

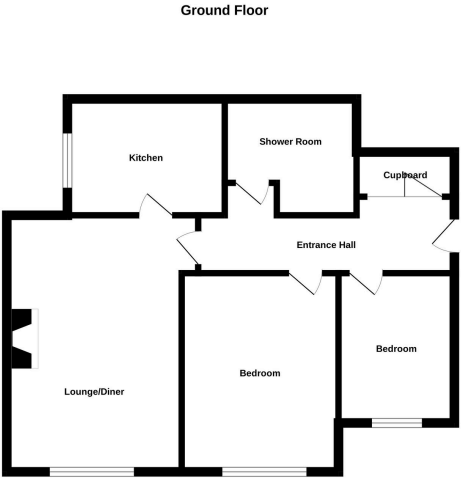
Having good size shower cubicle, handbasin with cupboards beneath, WC, attractive tiling to walls

**Pleasant Communal Gardens and Communal Parking** - Including laid out rear lawned garden, separate communal drying area and communal parking

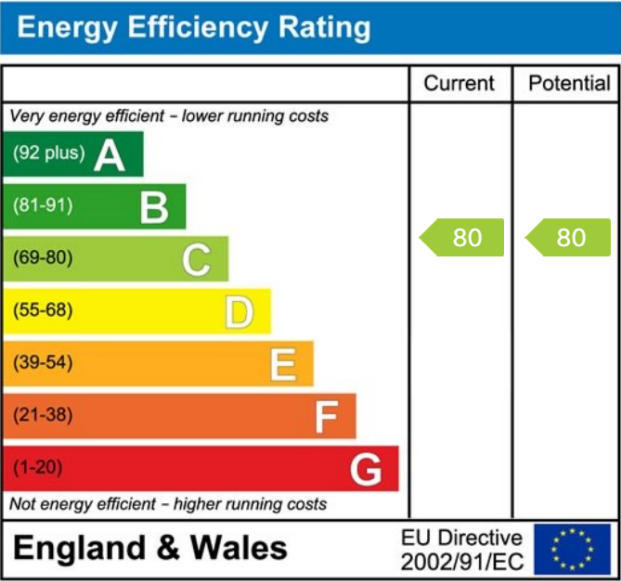








Measurements are approximate. Not to scale. Measurements are only for information only.



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