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11 Kilhendre Court, Broadway North, Walsall, WS1 2QJ **Guide Price £169,950**

A superbly appointed upper ground floor Retirement Apartment situated within this sought after development enjoying views over Walsall Arboretum.

* Reception Hall * Impressive Lounge/Dining Room * Luxury Fitted Kitchen * Guests Cloakroom * 2 Bedrooms * Luxury En Suite Shower Room * Underfloor Heating * PVCu Double Glazing * House Manager * Landscaped Communal Gardens & Sun Terrace * Security Intercom System * Guest Suite Available * Home Owners Lounge & Laundry Room * Parking available * Residents must be over 60 years of age or in the case of two residents - one over 60 and the other over 55 and be capable of living independently

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



11 Kilhendre Court, Walsall



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Luxury Fitted Kitchen



Guest Cloakroom



Bedroom One

11 Kilhendre Court, Walsall



Bedroom One



Luxury En Suite Shower Room



Bedroom Two



Residents Lounge

11 Kilhendre Court, Walsall



View Over Grounds and Arboretum



Residents Patio Area



External View

11 Kilhendre Court, Walsall

An internal inspection is essential to begin to fully appreciate this superbly appointed upper ground floor retirement apartment situated within this sought after development close to Walsall town centre and enjoying views over Walsall Arboretum. The apartment enjoys level access to and from the entrances to the development and all amenities/communal facilities, whilst having the added security of the external doors/windows being on a first floor elevation, which also allows for an elevated view over the Arboretum.

The development benefits from an alarm/entry system with emergency response service operating around the clock, 365 days per year. In addition both entrances are covered by cameras, that can be displayed on TV within the apartment.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of underfloor heating and PVCu double glazing briefly comprises the following:

RECEPTION HALL

entrance door, underfloor heating thermostat, alarm/entry system controls, two ceiling light points and storage cupboard off housing the hot water tank.

GUESTS CLOAKROOM

having wc, pedestal wash hand basin, heated towel rail, tiled walls and floor, ceiling light point, extractor fan and alarm pull cord.

THROUGH LOUNGE/DINING ROOM

6.93m x 3.28m (22'9 x 10'9)

PVCu double glazed double opening doors with 'Juliet' balcony overlooking the Arboretum, feature fireplace with modern electric fire fitted, two ceiling light points, TV aerial point, full fibre internet incorporating telephone connection and underfloor heating thermostat.

LUXURY FITTED KITCHEN

2.54m x 2.21m (8'4 x 7'3)

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in 'Hotpoint' electric oven and induction hob with extractor canopy over, integrated fridge/freezer, tiled floor, ceiling light point and underfloor heating thermostat.

BEDROOM ONE

5.61m x 3.10m min (18'5 x 10'2 min)

PVCu double glazed double opening doors with 'Juliet' balcony overlooking the Arboretum, two ceiling light points, TV aerial point, underfloor heating thermostat and walk-in wardrobe.

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LUXURY EN SUITE SHOWER ROOM

double shower enclosure, vanity wash hand basin, wc, heated towel rail, ceiling light point, extractor fan, tiled walls and floor and alarm pull cord.

BEDROOM TWO

4.19m x 2.82m (13'9 x 9'3)

PVCu double glazed picture window to rear elevation, TV aerial point, ceiling light point and underfloor heating thermostat.

OUTSIDE

landscaped gardens and sun terrace

CAR PARKING AVAILABLE TO PERMIT HOLDERS

GENERAL INFORMATION

TENURE We understand the property is Leasehold having an unexpired term of 115 years subject to a **GROUND RENT** of £495pa and **SERVICE CHARGE** of £4685.28 pa..

To give a general idea of coverage, the Service Charge includes the following:

Cleaning and maintenance of communal areas;

Electricity, heating, lighting and power to communal areas;

24 hour emergency call system;

External grounds maintenance;

Costs of the services of the management company and house manager.

The service charge also covers some less obvious aspects, such as:

Buildings insurance (residents need only contents insurance);

All water charges (including consumption within individual residencies);

Cleaning of the external windows of individual residencies;

Wi-fi in the communal lounge;

Contribution to a Contingency Fund to cover internal and external redecoration of communal areas and repairs/maintenance costs of the exterior of the building.


SERVICES All main services are connected with the exception of gas together with full fibre internet incorporating telephone connection. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property.

The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

11 Kilhendre Court, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 