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**46 Larch House**  
High Street, Kingswinford

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46 Larch House, High Street, Kingswinford, DY6 8BF

This well presented one bedroom second floor apartment, uniquely situated in a quiet position within the apartment block. The property has a grey fitted kitchen with utility/storage cupboard off and benefits from double glazing windows, electric storage heating, an allocated parking space and additional visitors spaces. The property is conveniently located just a short walk from Kingswinford Village where there are a wealth of amenities on the doorstep. Only available to CASH BUYERS!

Accommodation comprises; Hallway, open plan Kitchen/Living room with built in utility cupboard, Bathroom with contemporary white suite and a good size Bedroom.

OVERALL AN IDEAL RENTAL INVESTMENT AND AVAILABLE IMMEDIATELY WITH NO UPWARDS CHAIN!



On approach, there is a lobby area with hallway leading to the lift. Located on the second floor the apartment can be found in a quiet spot.

The entrance to the property leads into the reception hall which has doors to, Lounge/Kitchen, Bathroom and Bedroom.

The open plan Lounge/Kitchen area has a useful storage cupboard which houses the hot water tank and washing machine. The Kitchen has a range of fitted grey units incorporating a sink and drainer, electric oven and hob and there is a freestanding fridge-freezer which is included within the sale.

The Bedroom is a double room and has an electric storage heater and double glazed window. The bathroom has a white suite comprising; wc, pedestal hand wash basin and a bath with shower over.

**Tenure:**

The apartment is Leasehold. The lease term is 117 years

Ground Rent is currently £350 per annum

Service charge is approximately £1223.56 per annum



## ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

[www.leeshaw.com](http://www.leeshaw.com)





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