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Halt Mews
Kingswinford

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57 Halt Mews, Kingswinford DY6 7BF

This purpose built 2 Bedroom 1st Floor Apartment is located on the popular Himley View development, leading off Stallings Lane and Great Western Way, originally built by Taylor Wimpey Homes and is well placed for amenities in Kingswinford and nearby Gornal.

The Apartment is well presented and benefits from an Allocated Parking Space, Visitor Parking, with electric gated access and secure main entrance with entry phone system and is well worth inspection to fully appreciate.

There is a Ground Floor Communal Entrance Hall and 1st Floor Landing and briefly the self-contained accommodation comprises: Reception Hall, open-plan Lounge and Dining Area, in turn opening to the fitted Kitchen including oven & hob, 2 Double Bedrooms and Shower Room with white suite.

OVERALL, A SURPRISINGLY SPACIOUS, WELL PLANNED APARTMENT. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Communal Entrance Hall with secure entry phone system and stairs to 1st Floor Communal Landing.

Self-contained accommodation

Reception Hall with entrance door, entry phone for main entrance door, laminate floor and door leading off.

The Lounge, Dining Area are open plan with defined areas. The Lounge has a laminate floor, front UPVC double glazed window and opens at the side to the middle Dining Area, also with laminate floor, in turn opening to the Kitchen, at the front with UPVC double glazed window, cream shaker style wall and base cupboards, worktops, sink and mixer tap, AEG built-in oven, AEG gas hob with integrated cooker hood over, appliance spaces, tiled floor, and cupboard with Ideal gas central heating boiler.

There are 2 Double Bedrooms, both with rear UPVC double glazed window and Bedroom 2 with built-in Cupboard.

The Shower Room has a white suite with walk-in tiled shower having side screen and waterfall shower, basin with tiled splash back, wc, tiled floor and extractor.

There is an allocated Parking Space denoted no.132.

Tenure: Leasehold. 125 Year Lease from 22 February 2013. The Ground Rent is currently £366.46 for the period 1 January 2024 to 31 December 2024. There are Review Dates for the Ground Rent every 10 Years from 2023.

There is an Annual Service Charge. The current Service Charge payable for the period 1 January 2024 to 31 December 2024 was £1351.72

There is a charge for the Electric Gated Access of £10 pa with an App activated by phone. There is also a manual punch in Gate Code.

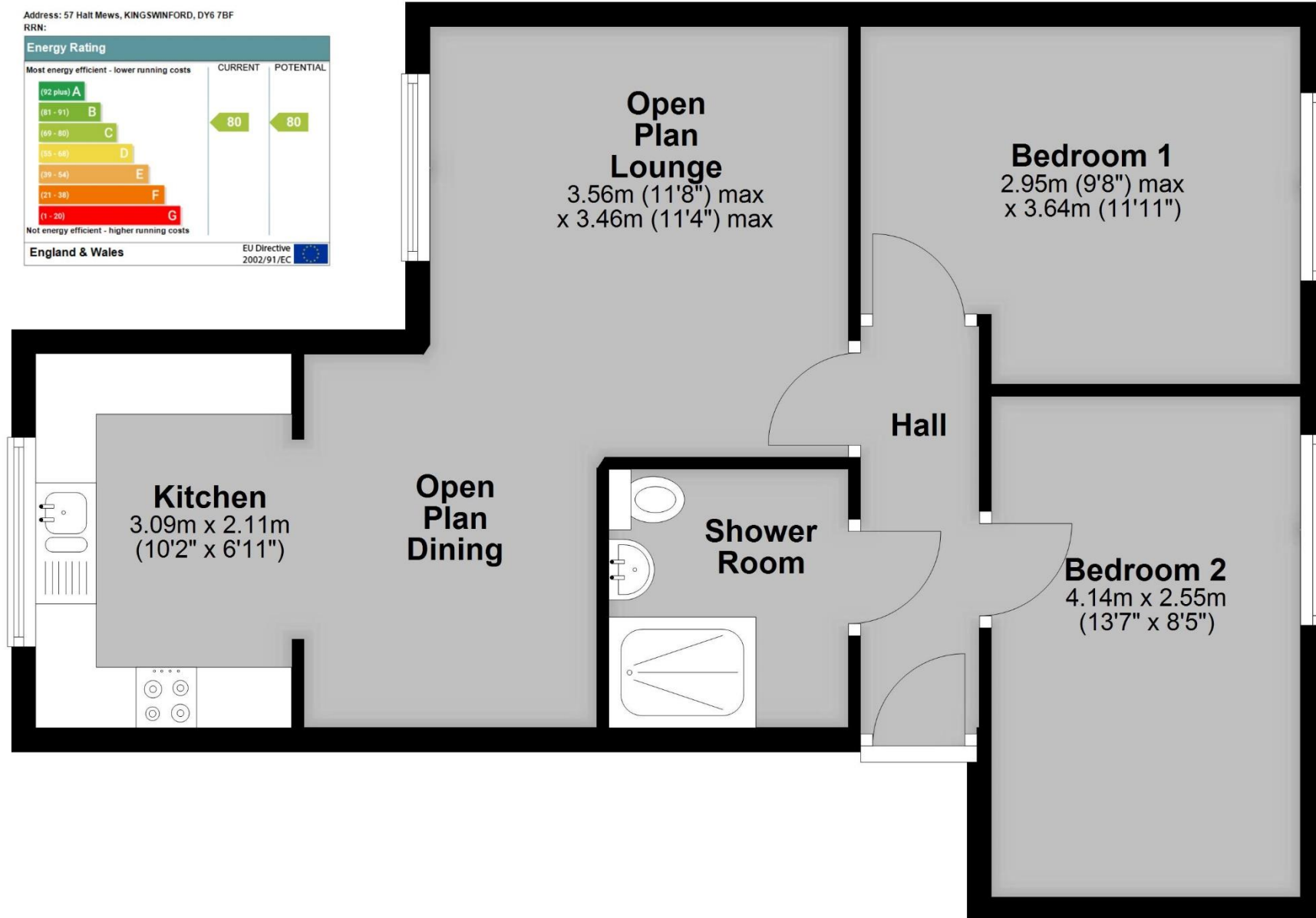
Council Tax Band: B





Ground Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



Total area: approx. 55.3 sq. metres (595.4 sq. feet)



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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>



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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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