



5 Saxon Park High Street, Albrighton, WV7 3LZ

BERRIMAN
EATON

5 Saxon Park High Street, Albrighton, WV7 3LZ

A well presented two bedroom ground floor apartment situated within a sought after location

LOCATION

Saxon Park stands just off the High Street within walking distance of the centre of Albrighton with its comprehensive range of local amenities and facilities. Communications are excellent with rail services running from Albrighton Station with direct connections to Shrewsbury and Birmingham and the M54 being within a few minutes' drive at Junction 3.

DESCRIPTION

5 Saxon Park is a well-proportioned apartment standing on the ground floor of the scheme which is a purpose built block.

Saxon Park is a retirement scheme for the over 55's and benefits from a communal residents' lounge, a communal laundry, a house manager, a guest suite for overnight visitors and care line emergency assistance cords in all rooms.

ACCOMMODATION

The front door opens into the ENTRANCE HALL having two cupboards providing ample storage space, one with built in shelving. The LOUNGE has a coved ceiling, wiring for mounted wall lights, feature electric fireplace, a double glazed window to the rear elevation and a glazed door to the KITCHEN comprising wall and base units with cabinet lighting, fitted work top with tiled splash back, sink and drainer unit, integrated oven with four ring hob, extractor fan, microwave and fridge and freezer.

BEDROOM ONE is a double room having a coved ceiling, double glazed window to the rear and a range of fitted furniture including two bedside tables, wardrobes and over head storage. BEDROOM TWO has a coved ceiling, wiring for mounted wall lights, a double glazed window to the rear and a wall length fitted storage unit with shelving and draws. The BATHROOM has a tiled shower cubicle with wall mounted shower seat and grab bars, vanity unit with hand basin and cupboards below, WC, chrome heated towel rail and tiled flooring.

OUTSIDE

Saxon Park stands within well maintained communal grounds with areas of lawn, well stocked beds and borders and seating terraces. There is parking for residents and visitors alike.

LEASE DETAILS

The property is held on a lease for a term of 120 years from the 24th of June 1993 thus having approximately 90 years unexpired at a current ground rent of £455.88 per annum. There is a service charge of £4,279.44 per annum, this includes the use of a communal laundry room. An emergency pull cord system is provided in the property. There is a communal lounge and gardens to be enjoyed.

No pets are allowed .

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND B – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is LEASEHOLD.

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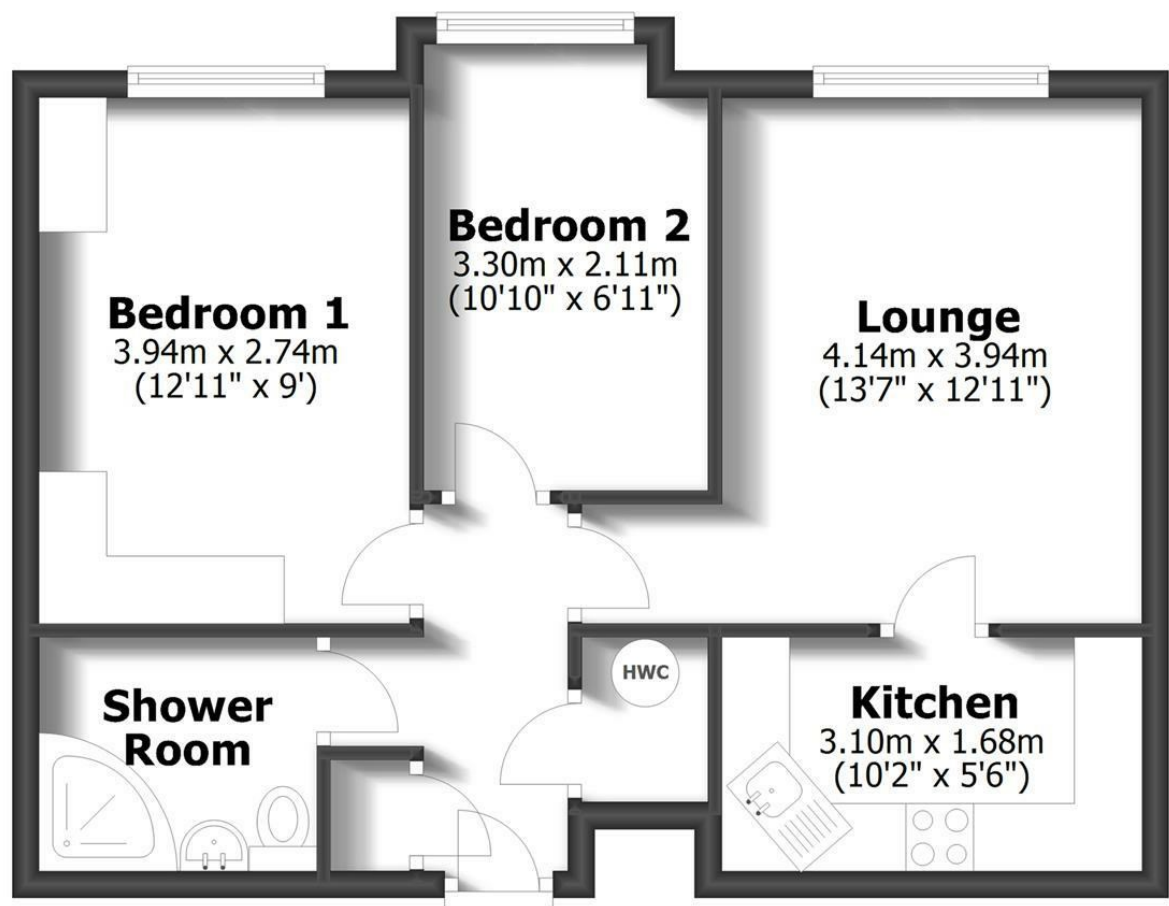
Offers Around
£84,950

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



5 Saxon Park
Albrighton



Ground Floor

TOTAL: 46.5sq.m. 500sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

