

# PTN Estates

Residential Sales & Lettings



12 Larch House 241 High Street, , Kingswinford, DY6

£75,000

THIS PROPERTY IS LEASEHOLD IT HAS A TENANT PAYING £625 PCM AND WILL NEED TO BE PURCHASED WITH CASH OR ON A BUY TO LET MORTGAGE

A most impressive Leasehold ground floor modern apartment within this stylish block  
 Within easy reach of the park, local shops, amenities and a regular bus route

This spacious accommodation includes open plan living kitchen area with built in oven, hob and extractor hood, plumbing for automatic washing machine, double bedroom and bathroom with shower over bath.

Benefits include low tariff electric heating and UPVC double glazing

The building is entered through a code system along with an intercom entry for guests

Allocated parking spaces are available to the front of the property.

Council Tax A

### Entrance Hall

Complete with smoke alarm, ceiling light point and intercom phone

### Open plan Lounge / Kitchen 3.1 x 7.4 widest point

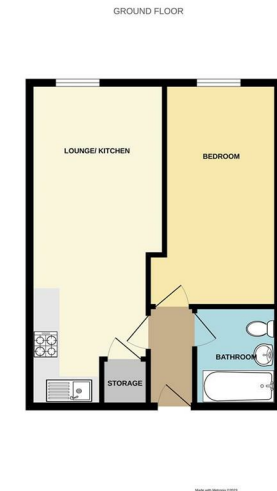
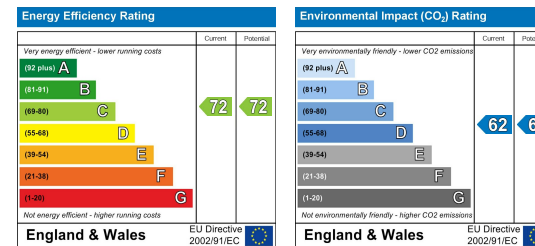
With UPVC double glazed window to front elevation ceiling light point and electric heater. Kitchen complete with wall and floor units, oven hob and extractor, storage cupboard housing the water heater and insert spotlights

### Bedroom 3 x 5 widest point

Complete with ceiling light point, electric heater and UPVC double glazed windows to front elevation

### Bathroom 1.7 x 2.2

Bathroom completely three-piece suite and shower over bath, shower screen, half tiled walls, extractor fan and electric towel rail



### Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

### Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

### Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.