

# PTN Estates

Residential Sales & Lettings



63 High Street, , Kingswinford, DY6 8BF

£65,000

LOOKING FOR INVESTORS AS APARTMENT BEING SOLD WITH TENANT

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

Currently rented out at £525 per calendar month

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

There are stairs to all floors and a lift to floor 3

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

### Approach

The apartment is on the top (fourth floor) of the building it can be approached via one of the two staircases or the lift which takes you to floor three.

### Open plan living / kitchen 3.1 x 7.4 widest point

Attractive spacious room with modern fitted kitchen area with oven, hob and extractor hood, stainless steel sink, rolled top work surfaces and an array of wall and base units, cupboard housing hot water tank and plumbing for automatic washing machine. Upvc double glazing to the front elevation and electric heating.

### Bedroom 3 x 5 widest point

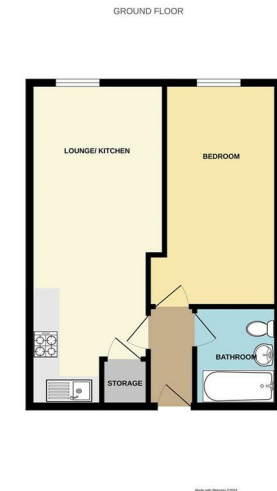
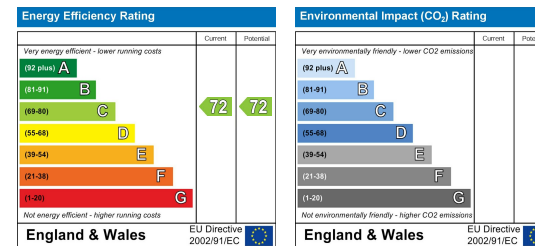
Double bedroom with upvc double glazing to the front elevation and electric heating

### Bathroom 1.7 x 2.2

Bathroom comprising of white three piece suite with low flush wc, wash hand basin and panelled in bath, electric towel rail, inset spotlights, extractor fan

### Outside

Allocated parking and visitor spaces



### 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.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624