



LexAllan

local knowledge exceptional service

3 St. James Court, Swan Close, Blakedown, DY10 3JU

**** NESTLED WITHIN THE VILLAGE OF BLAKEDOWN WITH NO UPWARD CHAIN AND OFFERS INVITED ****

This charming two bedroom first floor apartment, has been truly well maintained by the current owner and offers superb accommodation throughout. Being surrounded by superb amenities and five star transport links this truly is must view. St. James Court comprises of; communal hall, entrance hall, lounge/diner, kitchen, master bedroom with en-suite, further bedroom and bathroom. Allocated parking can be found to the front.



Approach

Gated access allows access to the communal hall.

Communal Hall

Stairs rise to first floor with door off to the apartment.

Entrance Hall

Spacious hall with doors radiating off to all accommodation.

Lounge/Diner

12'1" x 16'0" (3.7 x 4.9)

Two double glazed windows to front letting the natural light flood through.

Kitchen

Internal feature window to lounge, tiled flooring and splashback, fitted wall and base units with worksurface over, Sink and drainer, four ring hob with extractor fan over, integrated fridge, freezer, washing machine and dishwasher.

Bedroom 1

15'5" x 14'5" (4.7 x 4.4)

Built in wardrobes space, double glazed window to front, en-suite off.



En-Suite

Shower, wash hand basin, w.c, double glazed window to side, spot lights.

Bedroom 2

9'6" x 8'6" (2.9 x 2.6)

Double glazed window to front.

Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring, electric towel rail.

Parking

Allocated parking to the front for one vehicle.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 107 years remaining on the lease and a service charge of £811.24 per annum. A buyer is advised to obtain verification from their solicitor.

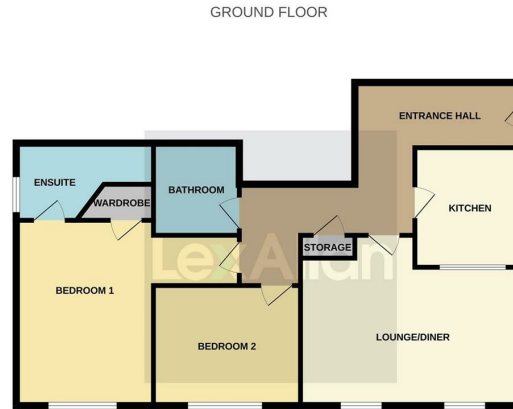


Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay for the service, it is direct as it is paid to us as an intermediate party, not for any significant marketing expenditure. If you have any queries regarding the above, please contact us on 01273 806000.



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band C

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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