



LexAllan

local knowledge exceptional service

17 Red Admiral Apartments Worcester Street, Stourbridge,
DY8 1AJ

**** LUXURY APARTMENT IN THE HEART OF STOURBRIDGE ****

This second floor two bedroom apartment has been meticulously modernised & maintained by the current owner. Situated a 30 second walk from Stourbridge Town you have all the amenities, leisure complexes & eateries right on your doorstep. Offering open planned living, spacious accommodation & two allocated parking spaces behind secure electric gates, this truly is a must view. In brief the property comprises; communal entrance, reception hall, open planned living/dining/kitchen, master bedroom with en-suite, further bedroom and bathroom. This apartment is also being offered with NO UPWARD CHAIN.

Approach

Gated block paved drive gives access to the rear of the apartments where you will find two allocated parking spaces & communal garden.

Communal Hall

Well maintained halls with stairs & lift giving access to the second floor.

Reception Hall

Spacious hall with doors off to all accommodation, large storage cupboard, spot lights, electric heater.

Open Planned Lounge/Diner/Kitchen

22'2" x 16'9" (6.77 x 5.12)

A superb open space with the kitchen offering modern wall and base units, integrated goods including fridge & freezer, dishwasher & washing machine, electric oven with hob & extractor above, sink and drainer, double glazed window to rear, Juliet balcony with far reaching views, spot lights. The lounge offers a warm cosy area with centred electric fire place.

Master Bedroom 1

19'1" x 9'6" (5.83 x 2.92)

Door off to en-suite, Juliet balcony to the rear, wall mounted side lights.



En-Suite

Large shower, wash hand basin, w.c, vanity, chrome heated towel rail, spot lights, storage cupboard.

Bedroom 2

11'6" x 7'10" (3.51 x 2.40)

Double glazed window to rear, built in wardrobe, electric heater.

Bathroom

Bath with shower over, wash hand basin, w.c vanity, heated towel rail, spot lights, airing cupboard.

Parking

Two allocated parking spaces to the rear.

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 106 years remaining on the lease and a service charge of £1711.11 per annum. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

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.

Referral Fees.

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. The actual fee that you would receive if it is paid to us as an intermediate significant marketing expenditure regarding the above, please

Council Tax Band B

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Not energy efficient - lower running costs	Current	Potential	Not environmentally friendly - lower CO ₂ emissions	Current	Potential
82-91 kWh A			82-91 g/kWh A		
69-81 kWh B			69-81 g/kWh B		
55-68 kWh C			55-68 g/kWh C		
41-54 kWh D			41-54 g/kWh D		
27-40 kWh E			27-40 g/kWh E		
13-26 kWh F			13-26 g/kWh F		
1-12 kWh G			1-12 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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