



**Flat 57 Larch House High Street, Kingswinford DY6 8BF**

**welcome to**

## **Flat 57 Larch House High Street, Kingswinford**

- INVESTMENT OPPORTUNITY
- THIRD FLOOR APARTMENT WITH COMMUNAL LIFT
- ONE BEDROOM
- OPEN PLAN LOUNGE KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: C

# £82,000

**view this property online** [shipways.co.uk/Property/DLY104213](https://shipways.co.uk/Property/DLY104213)

This is a Leasehold property with details as follows; Term of Lease 250 years from 02 Feb 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**Property Ref:**

DLY104213 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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### **Entrance**

Having communal entrance door with lift to third floor.

### **Entrance Hall**

Having storage cupboard which houses washing machine.

### **Lounge/ Kitchen**

9' 7" x 19' ( 2.92m x 5.79m )

Having two double glazed windows to front with views and heater.

Kitchen has wall and base units with work surfaces over, four ring hob with oven under and extractor over, space for fridge/freezer and stainless steel sink.

### **Bathroom**

5' 6" x 6' 8" ( 1.68m x 2.03m )

Having bath with shower over, WC, pedestal wash hand basin, heated towel rail, extractor and shaver point.

### **Bedroom One**

8' 9" x 15' 3" ( 2.67m x 4.65m )

Two double glazed windows to front with views and heater.

### **Parking**

Having allocated parking space.

### **Agents Notes**

Council Tax Band - A

Service Charge and Ground Rent - TBC

Lease - TBC



  
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