

6 The Limes, Himley
DY3 4LX



Offers in the Region of £190,000

#### Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

# The Limes, Himley Village

A spacious and well-appointed ground floor apartment, forming part of an exclusive development designed for residents aged 55 and over. This property offers bright and airy accommodation, set within beautifully maintained communal gardens, the upkeep of which is included in the service charge.

## **Key Features**

Generous layout with gas central heating and UPVC double glazing Secure communal ground floor entrance with intercom and electronic door entry system

Two allocated parking spaces

Peaceful village setting with excellent access to nearby towns and amenities

### Accommodation

Entrance lobby and welcoming reception hall
Large lounge with ample natural light
Spacious, fully fitted dining kitchen with integrated appliances
Two double bedrooms, both with fitted wardrobes
En-suite shower room to the principal bedroom
Separate family bathroom

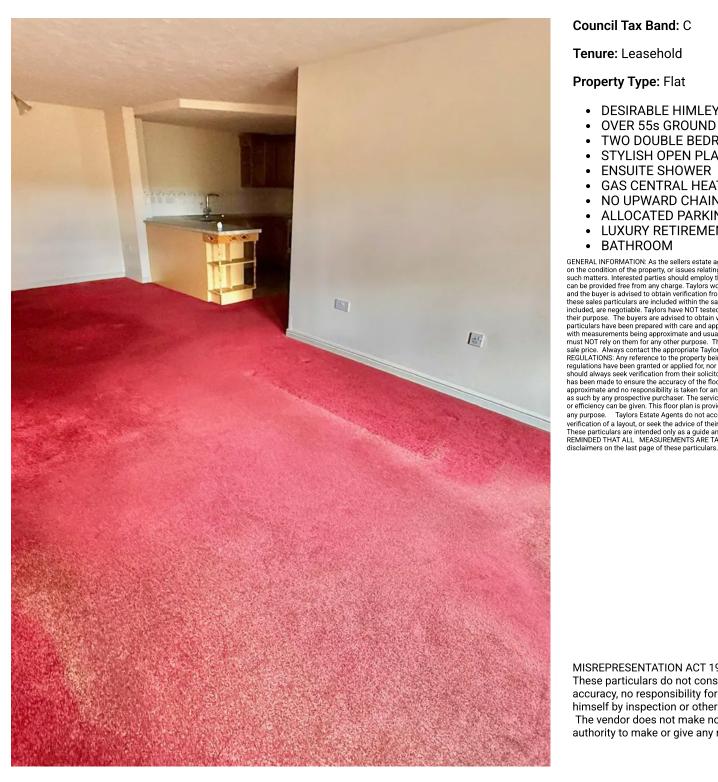
#### Location

Situated in the heart of Himley village, the development is surrounded by open countryside while remaining conveniently close to Wombourne, Swindon, Kingswinford, Wall Heath, and Wolverhampton city centre.

Council Tax - C. EPC - C. Tenure: LEASEHOLD. Approximately 77 years remaining on lease. GROUND RENT: Nil. SERVICE/ MAINTENANCE CHARGE: £2945.00 per annum. Construction: Standard Brick Construction with tiled roof. Mains Electric, Water and Drainage services connected. Broadband/ Mobile coverage: check gb/broadband-coverage.

Flood Risk - Less than 0.1% chance per annum.





Council Tax Band: C

Tenure: Leasehold

**Property Type:** Flat



 DESIRABLE HIMLEY VILLAGE LOCATION OVER 55s GROUND FLOOR APARTMENT

TWO DOUBLE BEDROOMS

STYLISH OPEN PLAN DINING KITCHEN

• ENSUITE SHOWER

GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

NO UPWARD CHAIN

ALLOCATED PARKING SPACE

LUXURY RETIREMENT APARTMENT

BATHROOM

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