



*Flat 18 Bluebell Court, Tettenhall*

# Most Impressive Two Bedroom Two Bathroom Second Floor Apartment in Recently Constructed Luxury Retirement Development In The Heart of Tettenhall Village

**Flat 18 Bluebell Court, High Street, Tettenhall, Wolverhampton, WV6 8QW**

**Asking Price: £260,000**

**Tenure: Leasehold**

**Leasehold Details: 125years from 01.06.2015**

**Ground Rent: £212.50 per half year**

**Service Charge: £405.23 per month**

**Council Tax: Band E - Wolverhampton**

**EPC Rating: C (79)**

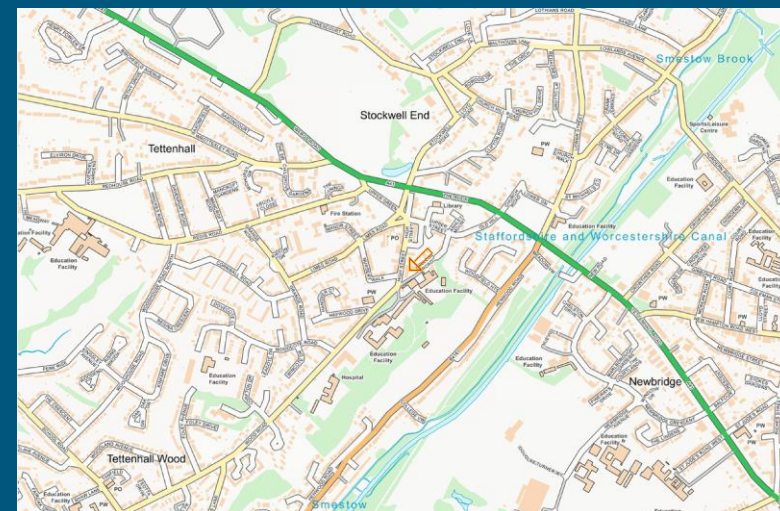
**Total Floor Area: 871.8sq feet (81.0sq metres) Approx.**

Occupying a choice position and located in the heart of Tettenhall Village, therefore extremely convenient for the amenities therein, this luxury apartment is located on the second floor of this modern retirement development constructed in only 2015 by McCarthy & Stone.

Having the use of underfloor heating and double glazing, the most attractive interior has been designed to provide a well-planned layout, utilising the maximum space with a host of quality fittings throughout. With internal inspection highly recommended the charming accommodation includes spacious entrance hall with built in cloaks cupboard & separate utility cupboard, 24ft open plan living room with dining area and Juliette balcony and an open archway leads to the fitted kitchen which has a range of built in appliances. The entrance hall also leads to the shower room and two double bedrooms with the master having a valuable walk in wardrobe and ensuite bathroom. A further feature of Bluebell Court is the enclosed attractive landscaped surrounding gardens which provide a most picturesque setting.

Deigned for residents over 60s years of age, this most impressive development also has the benefit of lift facilities, resident manager, 24/7 Call System, communal facilities including residents lounge, gated parking, camera entry system and guest suite for visitors.

A first class example of its type and offered with No Upward Chain, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**



**Entrance Hall:** Oak veneered internal front door, telephone/ emergency intercom system, loft hatch, built in meter cupboard, built in cloaks cupboard and separate double utility cupboard with hot water system and recess tumble dryer.

**Shower Room:** 6'9" (2.10m max) x 4'8" (1.48m)

Fitted with a modern suite comprising walk in shower enclosure with chrome power shower, recessed WC, pedestal wash hand basin, chrome heated towel rail, tiled walls & flooring, extractor fan and wall mounted electric heater.

**Bedroom Two:** 14'5" (4.41m) x 9'4" (2.88m)

Double glazed skylight with automatic blind.

**Bedroom One:** 15'7" (4.78m) x 9'9" (3.01m)

Double glazed window and **Walk in Wardrobe:** Railings and shelves. **Ensuite Bathroom:** 7'2" (2.17m) x 6'9" (2.12m) Fitted with a modern suite comprising panelled bath with shower & screen, wall mounted vanity unit, recessed WC, chrome heated towel rail, tiled walls & flooring and extractor fan.

**Open Plan Living Room with Dining Area:** 23'4" (7.14m) x 11'4" (3.46m)

Double glazed French doors with Juliet balcony, double glazed window to side and open archway leads to:

**Kitchen:** 8'1" (2.46m) x 6'9" (2.11m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in appliances include Hotpoint oven with matching 4-ring electric hob & stainless steel extractor hood over, fridge & freezer, ceramic tiled flooring and skylight with remote controlled blind.

#### PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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