



Flat 14 Saxon Park, Albrighton

A Well Designed Two Bedroom Ground Floor Flat in Retirement Development, Located On The High Street Of Albrighton & Therefore Positioned In A Favoured Residential Area

Flat 14 Saxon Park, High Street, Albrighton, Wolverhampton, WV7 3LZ
Asking Price: £80,000

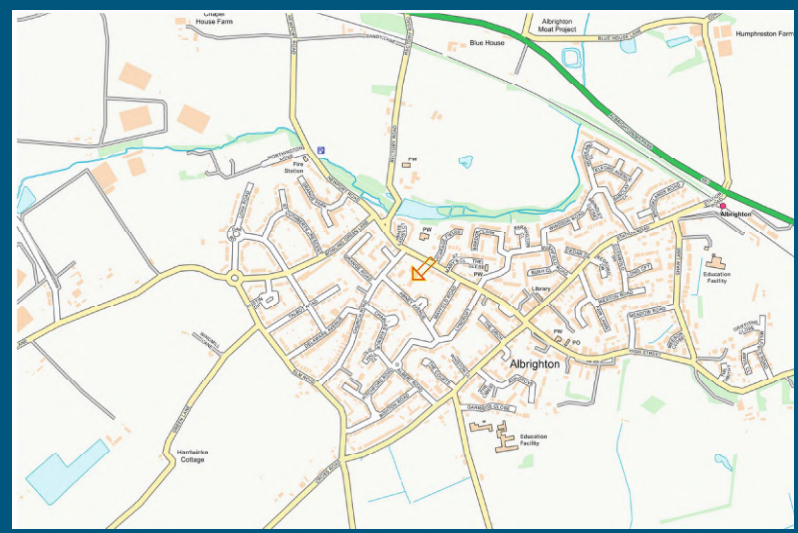
Tenure: Leasehold Date 20.12.1996
Leasehold Details: 120years from 24.06.1993
Service Charge: £4,433.04 collected half yearly on the 1st March & 1st September
Ground Rent: £712.02 collected half yearly on the 1st March & 1st September
Council Tax: Band B – Shropshire
EPC Rating: C
Total Floor Area: 507sq feet (47.1sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position on the High Street of Albrighton set well back from the road, yet within walking distance of a full range of amenities, this well-designed ground floor apartment is an excellent example of its type in a well serviced and designed development of retirement apartments.

The attractive living accommodation is constructed to a well-planned design included communal reception lobby leading to the apartment’s entrance hall with built in cloaks cupboard & separate utility cupboard, bathroom with white suite, master bedroom with built in mirrored wardrobe, bedroom two or dining room and living room with open archway to the fitted kitchen. Views from both the bedrooms & living room enjoy a charming outlook over the landscaped surrounding gardens.

Offered to residents 55yrs over, the development has the benefit of a resident manager, 24hr emergency pull-cord system, well-appointed communal lounge, *dedicated residents & visitors only parking spaces* and guest rooms which can be booked for visiting family or friends.

Available with no upward chain and ideal for purchasers requiring a property, ready to just move into, 14 Saxon Park is also designed to utilise the maximum space, providing practical living accommodation. Having the benefit of double glazing and electric heating the accommodation includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Internal hard wood door from communal lobby, intercom system, wall light points, coved ceiling, built in storage cupboard and separate utility cupboard housing hot water system.

Bathroom: 6'10" (2.09m) x 5'8" (1.73m)

Fitted with a traditional suite comprising panelled bath with power shower & screen over, pedestal wash hand basin, low level WC, electric chrome heated towel rail, wall mounted mirror with light, mirrored wall cabinet, part tiled walls, wall light point, coved ceiling and extractor.

Bedroom One: 12'11" (3.94m) x 9'2" (2.80m) (not into wardrobes)

Built in mirrored double wardrobes, electric convector heater, wall light points, coved ceiling and double glazed window to rear.

Dining Room / Bedroom Two: 10'11" (3.34m) x 6'7" (2.00m)

Electric wall heater, wall light points, coved ceiling and double glazed window to rear.

Living Room: 13'6" (4.11m) x 12'11" (3.94m)

Two convector heaters, wall light points, coved ceiling and double glazed window to rear.

Open archway to Kitchen: 10'3" (3.12m) x 5'6" (1.67m)

Fitted with a matching suite of traditional wood units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in Whirlpool oven, 4- ring electric hob with extractor hood over, recess for fridge freezer, coved ceiling, spotlights and part tiled walls.

Mature Landscaped Surrounding Gardens: Having various patio areas, large shaped lawns, variety of shrubs and trees, surrounding hedging and fencing.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.















Ground Floor. Total Floor Area: 507sq feet (41.7sq metres) Approx.

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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