



Flat 3 Saxon Park, Albrighton

THOMAS HARVEY
ESTATE AGENTS

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

Flat 3 Saxon Park, High Street, Albrighton, Wolverhampton, WV7 3LZ

Asking Price: £80,000

Tenure: Leasehold Date 30.04.1998

Leasehold Details: 120years from 24.06.1993

Service Charge: £1,709.29 per six months, collected on the 1st March & 1st September

Ground Rent: £356.01 per six months, collected on the 1st March & 1st September

Council Tax: Band A – Shropshire

EPC Rating: C (73) No: 0370-2477-7080-2509-7865

Total Floor Area: 484.0sq feet (45.0sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

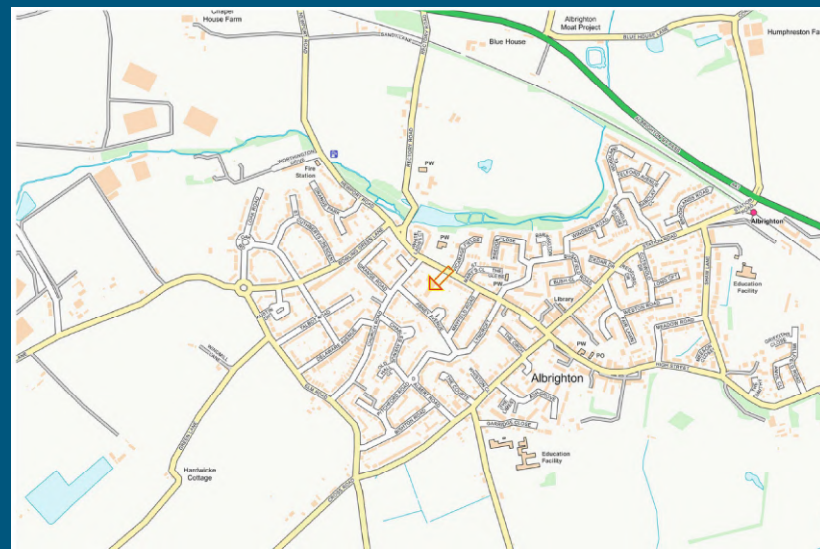
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

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 including communal reception lobby leading to the apartment's entrance hall with built in utility cupboard, bathroom with white suite, master bedroom with built in mirrored wardrobe and a charming living room which leads to the fitted kitchen. Views from both the bedroom & 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.

Ideal for purchasers requiring a property, ready to just move into, 3 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		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: internal hardwood front door from communal corridor, intercom system, wall light point, coved ceiling and built in utility cupboard housing hot water system.

Bathroom: 6'11" (2.10m) x 5'9" (1.75m)

Fitted with a white suite comprising panelled bath with electric shower, vanity unit, low level WC, tiled walls & flooring, coved ceiling and extractor fan.

Bedroom One: 15ft (4.58m) x 9'2" (2.79m)

Electric storage heater built in double mirrored wardrobe, wall light points, coved ceiling and double glazed window to rear with plantation style shutter.

Living Room: 18'6" (5.64m) x 10'8" (3.25m)

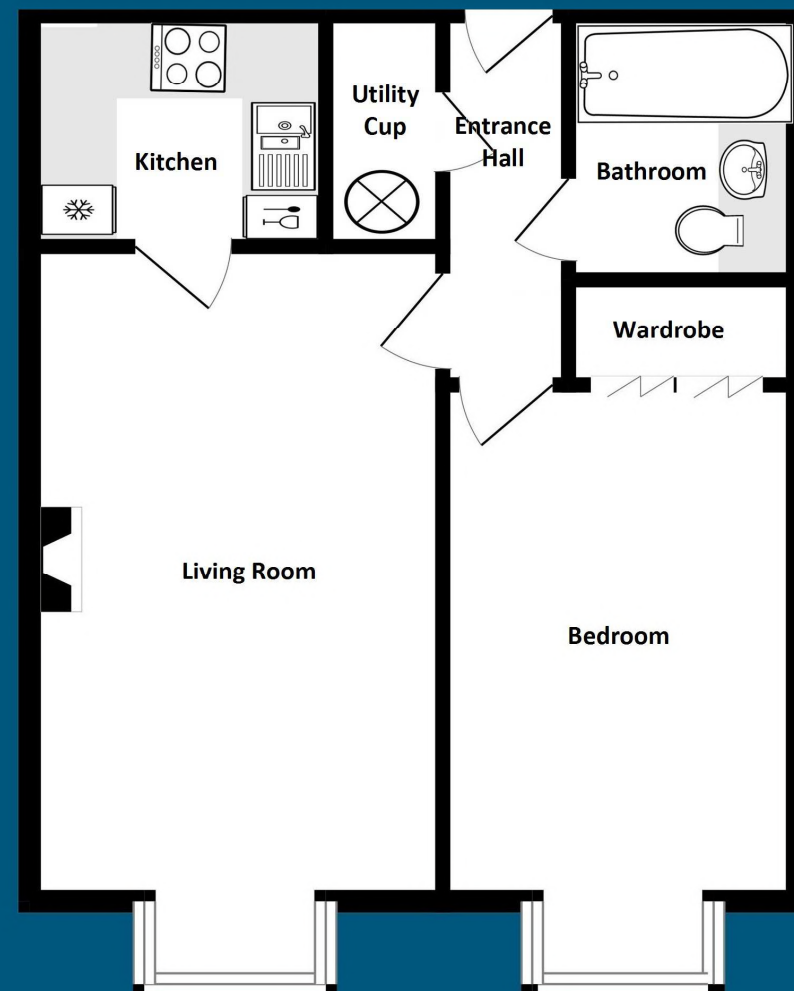
Marble style fireplace with matching hearth & coal effect electric fire, electric storage heater, wall light points, coved ceiling and double glazed window to rear with plantation style shutter.

Kitchen: 7'4" (2.23m) x 5'6" (1.68m)

Fitted with a matching suite of limed oak units comprising single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, recess for cooker & fridge, tiled splash backs, coved ceiling, ceramic tiled flooring and extractor fan.

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.



Total Floor Area: 484.0sq feet (45.0sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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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