Scriven & Co.
Est. 1937

Residential Sales

# Flat 82, Queensridge Court, 82, Queensway, Oldbury, B68 0LE

**Offers In The Region Of £95,000**

- SPACIOUS TWO BEDROOM THIRD FLOOR RETIREMENT PROPERTY FOR PEOPLE AGE 55 PLUS
- 24 HOUR ON SITE EMERGENCY CALL FACILITY
- SITUATED ON A COMPLEX WITH A HOST OF FACILITIES TO INCLUDE COMMUNAL LOUNGE, SHOP, RESTAURANT AND HAIR SALON
- LIFT IN BLOCK AND STAIRCASE WITH STAIRLIFT
- 75% SHARED OWNERSHIP

An opportunity to acquire a two bedroom retirement apartment planned on the third floor situated on a complex with a host of facilities including 24 hour on site emergency call facility, residents lounge, restaurant, hair salon, launderette, communal gardens. communal parking and elevators.

The accommodation can be accessed via the ground floor level at the main entrance via the communal hall with a lift or staircase to the third floor.

MAIN ACCOMODATION
Reception hall, open plan kitchen/living room, principle bedroom one with ensuite shower/wet room, further bedroom (or dining room). 55 year plus age requirement, 75% share is being sold, the remaining 25% share owned by Housing 21 a registered Housing association.

ENTRANCE HALL: (Inner)
Thermostats to wall, intercom/emergency pull cord system, doors radiating off, door opening onto:

WALK-IN STORAGE CUPBOARD: Coat hooks.

CUPBOARD housing underfloor heating system.

KITCHEN/LIVING ROOM 3.21m x 7.30m (overall measurements)

KITCHEN AREA:
Tiled floor finish, spot lights to ceiling, bowl and half single drainer stainless steel sink with mixer tap, recess for fridge freezer, cooker, 'four' ring electric hob with cooker hood above, base units with cupboards and drawers, under cupboard lighting, complementary work tops, tiled splash backs, storage cupboards at high level, plumbing for washing machine.

LIVING ROOM AREA:
Double glazed windows, thermostat to wall, coving to ceiling.

BEDROOM ONE: (Front) 2.85m x 5.06m
Double glazed window, thermostat to wall.

ENSUITE SHOWER ROOM: (Inner) 1.82m x 2.82m
Heated towel rail, W.C. with low level flush, pedestal wash hand basin, shower area with shower curtain rail, walls part tiled,

BEDROOM TWO/DINING ROOM: (Front) 2.96m plus recess x 2.58m
Double glazed window,

VIEWING
Strictly by prior appointment with agents.

COUNCIL TAX BAND B

TENURE
We are verbally advised that the property is leasehold for a term of 125 years from the 1st of January 2011. A 75% share is being sold a remaining 25% share owned by housing 21, a registered housing association. The agent has not checked the legal documents to verify the leasehold status of the property. The buyer has advised to obtain verification from their solicitor or surveyor.

SERVICES
Underfloor heating and hot water are provided by means of a central gas fired boiler within the apartment block, with each apartment having individual temperature control. The agents have not tested any apparatus equipment fixtures, fittings or services and so cannot verify they are in working order or fit for the purpose. The buyer has advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale.

CHARGES
The service charge is levied in respect of direct staff for repairs of common parts/ communal areas, garden and cleaning. We are advised the charges mentioned are for this financial year ending 31st March 2025.
Housing 21 has advised us that the property is subject to the following charges:
*Service charge £366.90 per calendar month
*Utility bills (gas and water) £86.16 per calendar month
*Support charge of £38.20 per calendar month.
*A mandatory core support charge (which is billed separately from the above charges) of £35.38 per week (4 weekly £141.52). If additional care calls are required, the charge is £21.64 per hour (£32.60 hourly rate during bank holidays). Management fee of £344.00 p.a is included within the service charge. Housing support services will be discussed with Housing 21 at the interview an assessment made of the level of service required and charge details issued. All charges detailed above are subject to review. The buyer is advised to obtain verification from their solicitor or surveyor. Please note all charges are subject to change.

APPROVAL OF PROSPECTIVE PURCHASER
The purchaser is to approved by Housing 21, approval is given by the court manager this is a two way process whereby information about the scheme, the housing support service and service charge are discussed with the prospective purchaser.

Money Laundering Regulations –
In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.
Extra services -
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns

money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.
Scriven & Co offers the following services and has the following referral arrangements in place:
Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.
Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.
The agent routinely refers sellers (and buyers) to Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

## Property Information Links

Useful links for property information:

Find information about a property in England or Wales:
https://search-property-information.service.gov.uk

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: https://checker.ofcom.org.uk

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: https://www.gov.uk/request-flooding-history

Long term flood risk check of an area in England:
https://www.gov.uk/check-long-term-flood-risk

Service provider information: we would suggest the following:

Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

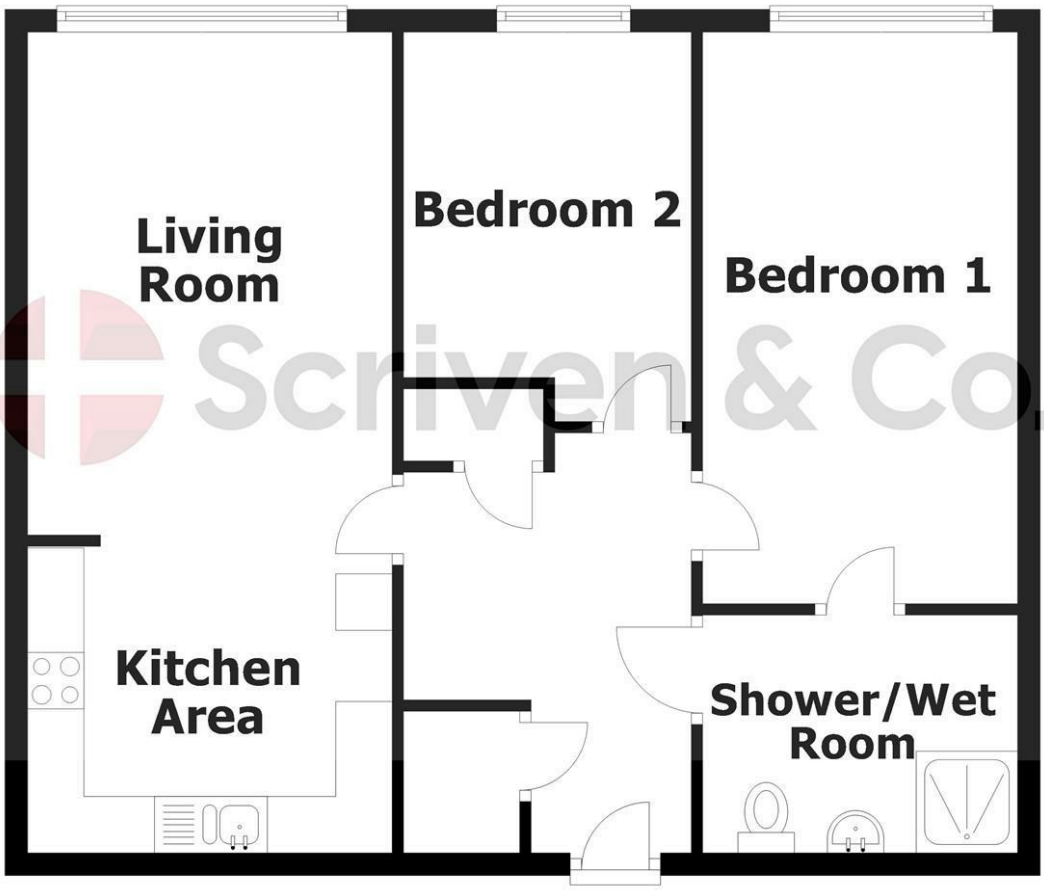
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

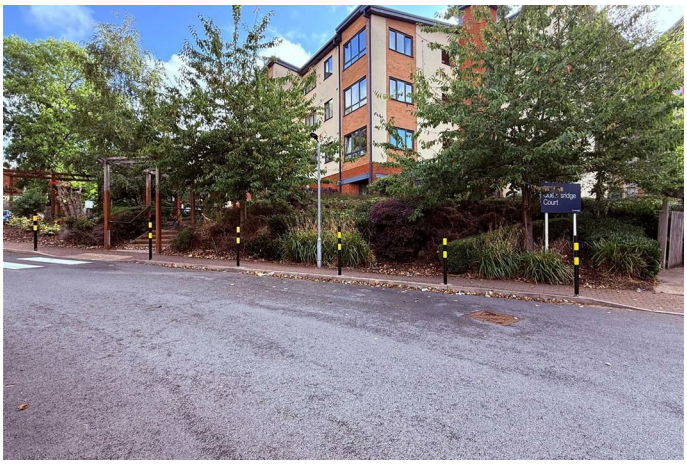
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk

**Important notices**
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).

# Floor Plan



Scriven & Co.
Est. 1937

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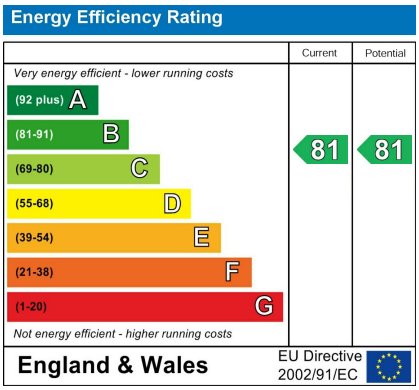


Property Reference: 17942755