



**Taylor's**

# KINGSWINFORD, The Lyndons, Park Street

Offers In Region Of £137,500

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**A MODERN FIRST FLOOR FLAT, forming part of a small development, superbly located within the heart of Kingswinford village, a very short walk to shops, restaurants and other village amenities. The property is enhanced further by the PARKING SPACE to the fore and the communal rear garden. Available with NO UPWARD CHAIN.**

**Approached from its own private ground floor entrance, the property offers a GOOD SIZED layout, which has recently been redecorated throughout. The accommodation comprises: ground floor entrance hall, first floor landing, good sized lounge, modern fitted kitchen, large double bedroom with fitted wardrobes and bathroom.**

**The property is enhanced further by the CAR PARKING SPACE and use of the maintained communal rear garden, which includes a useful store.**

**Park Street enjoys a central Kingswinford location, convenient and a short walk to bus stops, shops, pubs and restaurants.**

**Tenure: Leasehold. Upon completion, the property will benefit from an extended lease (in the region of 154 years) with a peppercorn ground rent. Service Charge: £600.00 per annum (reviewed annually), Construction: Standard. Services: All mains (no gas). Broadband/ Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC TBA. KINGSWINFORM OFFICE**

**Ground Floor Entrance Hall -**

**Lounge - 4.62m x 2.49m (15'2" x 8'2")**

**Kitchen - 3.12m x 1.96m (10'3" x 6'5")**

**Double Bedroom - 3.61m x 3.51m (11'10" x 11'6")**

**Bathroom - 2.31m x 1.42m (7'7" x 4'8")**





- NO UPWARD CHAIN
- FIRST FLOOR FLAT
- LOCATED WITHIN HEART OF VILLAGE
- CAR PARKING SPACE
- COMMUNAL REAR GARDEN WITH STORE
- ONE DOUBLE BEDROOM
- GOOD SIZED LOUNGE
- KITCHEN
- BATHROOM
- EXTENDED LEASE UPON COMPLETION



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