



**Taylor's**

KINGSWINFORD, 27 Larch House, High Street

£58,500

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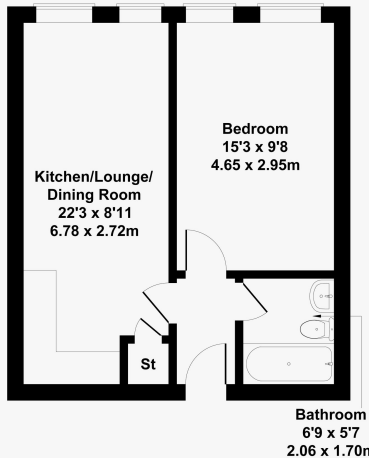


**\*\* CASH BUYERS ONLY\*\*** Tenant in situ (£650.00 per calendar month) on a non qualifying leaseholder basis. A **FIRST FLOOR FLAT** positioned in a central location, close to shops and amenities. With Lift and stair access the **GENEROUS** accommodation includes uPVC **DOUBLE GLAZING**, electric heaters and comprises: Hall, Large open plan lounge with dining area through to kitchen with built in appliances, **ONE LARGE DOUBLE BEDROOM** and modern white Bathroom. There is an intercom to the ground floor lobby, a **ALLOCATED PARKING SPACE** and shared visitor spaces. Available with existing tenant. Tenure - Leasehold - approx 116 years remaining. Ground rent currently £350.00 per annum, reviewed every 5 years. Service charge currently: £1821.76 per annum, reviewed yearly. Construction - sectional concrete. Services: Electric, water and main drainage connected. EPC - C. Council Tax Band - A. **KINGSWINFORD OFFICE.**



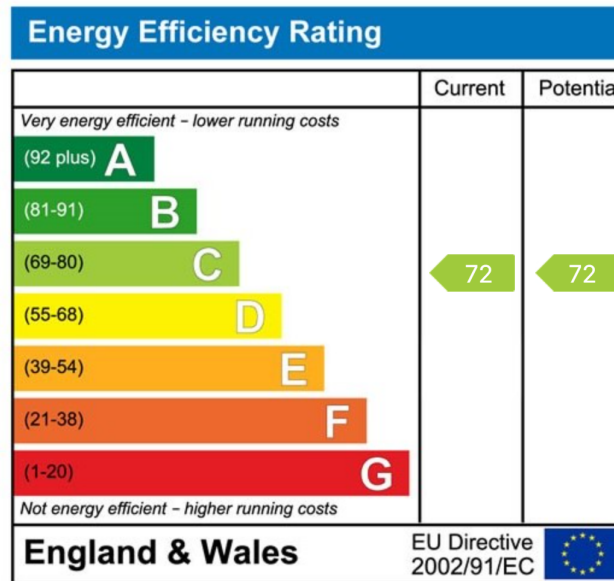
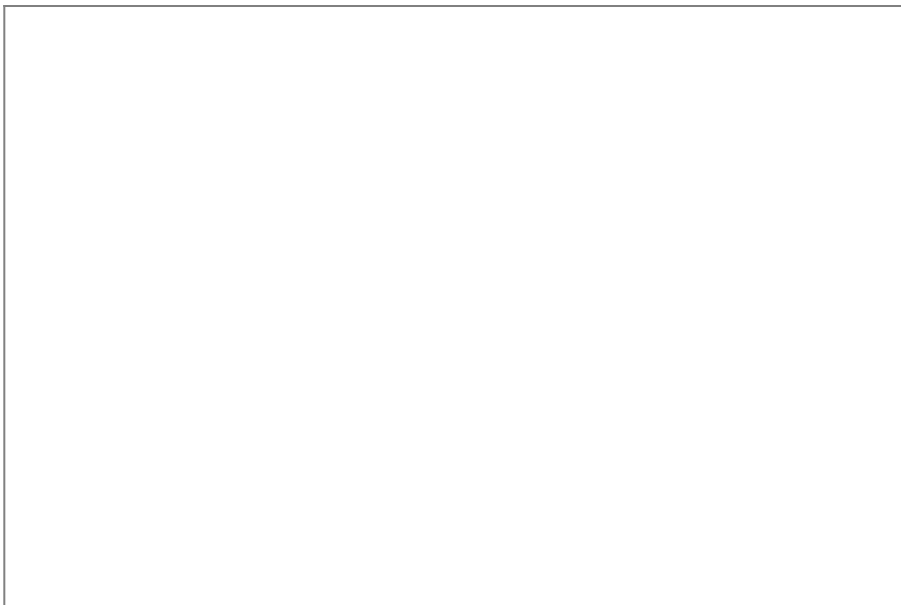
### Larch House DY6 8BF

Approximate Gross Internal Area  
425 sq ft - 39 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

- GENEROUS FLAT
- FIRST FLOOR
- OPEN PLAN
- LARGE DOUBLE BEDROOM
- KITCHEN WITH BUILT IN APPLIANCES
- MODERN BATHROOM
- ALLOCATED PARKING SPACE
- SHARED VISITOR PARKING SPACES
- COMMUNAL LOBBY INTERCOM ENTRANCE DOOR
- CASH BUYERS ONLY - TENANT IN SITU



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