LexAllan

local knowledge **exceptional service**

3 St. James Court, Swan Close, Blakedown, DY10 3JU

** NESTLED WITHIN THE VILLAGE OF BLAKEDOWN WITH NO UPWARD CHAIN AND OFFERS INVITED **
This charming two bedroom first floor apartment, has been truly well maintained by the current owner and offers superb accommodation throughout. Being surrounded by superb amenities and five star transport links this truly is must view. St. James Court comprises of; communal hall, entrance hall, lounge/diner, kitchen, master bedroom with en-suite, further bedroom and bathroom. Allocated parking can be found to the front.

Approach
Gated access allows access to the communal hall.

Communal Hall
Stairs rise to first floor with door off to the apartment.

Entrance Hall
Spacious hall with doors radiating off to all accommodation.

Lounge/Diner
12'1" x 16'0" (3.7 x 4.9)
Two double glazed windows to front letting the natural light flood through.

Kitchen
Internal feature window to lounge, tiled flooring and splashback, fitted wall and base units with worksurface over, Sink and drainer, four ring hob with extractor fan over, integrated fridge, freezer, washing machine and dishwasher.

Bedroom 1
15'5" x 14'5" (4.7 x 4.4)
Built in wardrobes space, double glazed window to front, en-suite off.

En-Suite
Shower, wash hand basin, w.c, double glazed window to side, spot lights.

Bedroom 2
9'6" x 8'6" (2.9 x 2.6)
Double glazed window to front.

Bathroom
Bath with shower over, wash hand basin, w.c, tiled flooring, electric towel rail.

Parking
Allocated parking to the front for one vehicle.

Tenure (Leasehold).
References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 107 years remaining on the lease and a service charge of £811.24 per annum. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

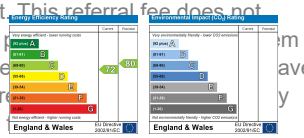
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent 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.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would p m direct as it is paid to us as an interme ave them significant marketing expenditure y queries regarding the above, please



Council Tax Band C

GROUND FLOOR

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge **exceptional service**