



Bartlams.

6 Hanover Court, Tettenhall - WV6 8QL
£103,000



6 Hanover Court

Tettenhall, Wolverhampton

Occupying a desirable corner position within a peaceful and well-maintained retirement development, this spacious two-bedroom first-floor apartment is offered on a 70% shared ownership basis and is available exclusively to purchasers aged 55 years and over. Ideally located just a short stroll from Tettenhall's picturesque Upper Green, the property enjoys convenient access to an excellent range of independent shops, cafés, restaurants, medical facilities and everyday amenities, as well as nearby allotments and attractive walking routes.

Beautifully presented throughout, the accommodation briefly comprises a private ground floor entrance hall with stairs rising to the first-floor landing, a generous lounge featuring an attractive fireplace with marble-effect surround, a well-appointed shaker-style fitted kitchen, a modern bathroom fitted with a contemporary white suite and shower over the bath, a spacious double bedroom, and a second single bedroom. Both bedrooms enjoy pleasant views across the beautifully maintained communal gardens.

Externally, the development is set within attractive landscaped communal gardens, providing a peaceful environment for residents to relax and enjoy. Residents' parking is available, together with additional visitor parking within the development.



B.



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The property is leasehold with approximately 85 years remaining on the lease. It is offered for sale as a 70% shared ownership property, with the remaining 30% retained by Anchor. Importantly, there is no rent payable on the retained share. Instead, there is a monthly service charge of approximately £216, which includes the ground rent together with the maintenance and upkeep of the communal areas and gardens.

The development forms part of Anchor's affordable retirement housing scheme, where the maximum share available to purchase is permanently capped below 100% to ensure the homes remain affordable for future generations of buyers.

Offering well-proportioned accommodation, a sought-after village location and low-maintenance retirement living, this is an excellent opportunity to acquire a superb home within one of Tettenhall's most desirable retirement developments.

- No upward chain
- 70% shared ownership with 85 years remaining on the lease
- Spacious two-bedroom first-floor retirement apartment for the over 55s
- Desirable corner position within a peaceful, well-maintained development

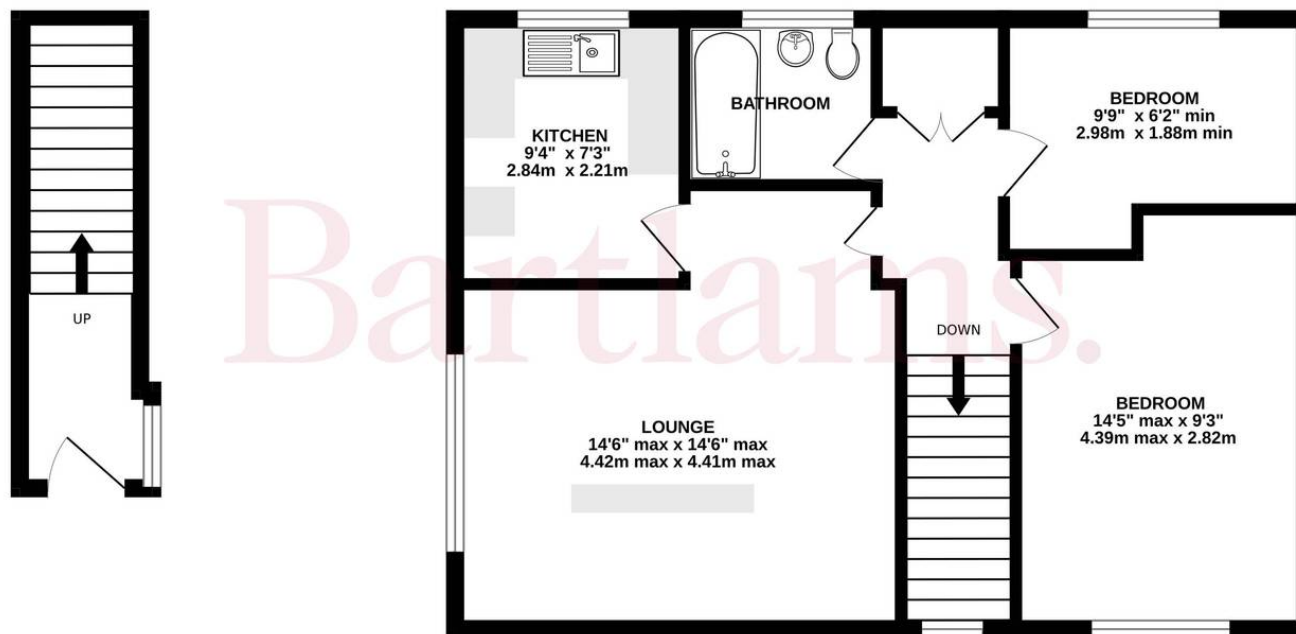


B.



GROUND FLOOR ENTRANCE

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bartlams Tettenhall

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