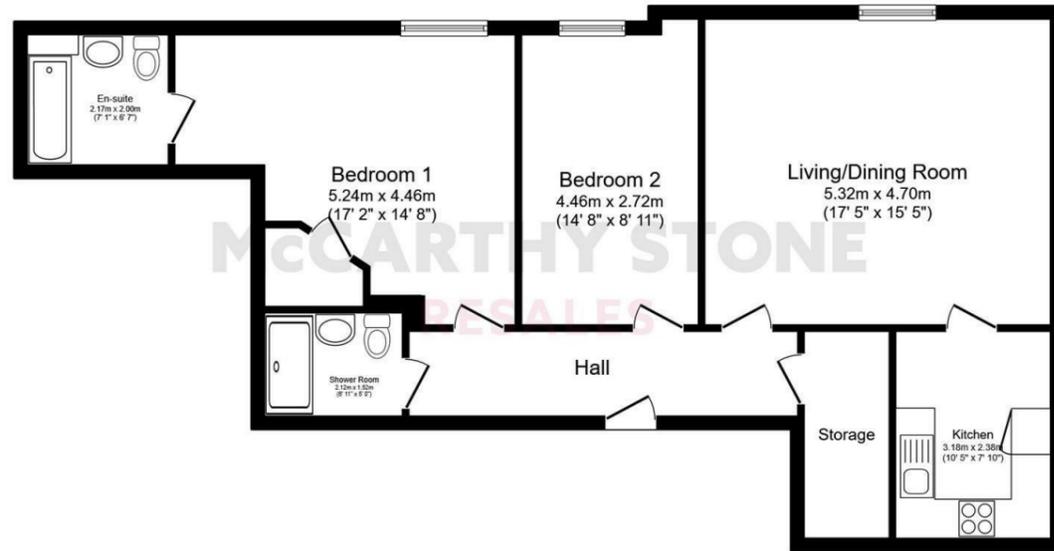


### 38 Algar Court

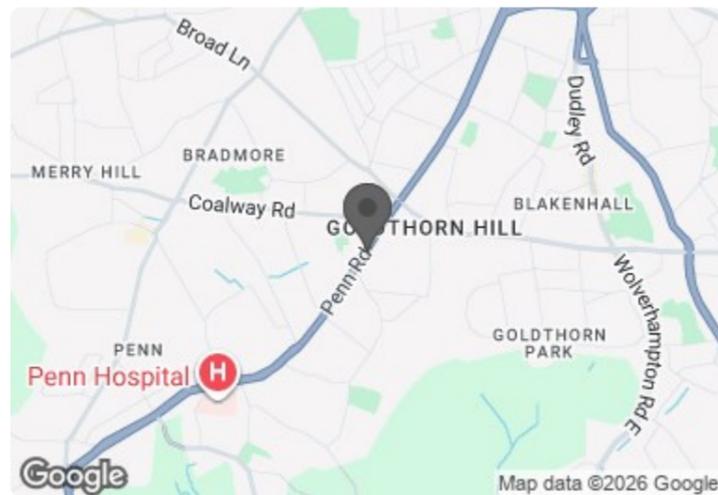
Penn Road, Wolverhampton, WV4 5UP

PRICE  
REDUCED



Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

PRICE REDUCTION

Asking price £175,000 Leasehold

An immaculately presented TWO BEDROOM retirement apartment offering generous proportions and situated on the THIRD FLOOR of our prestigious ALGAR COURT development - having lifts to all floors and a Homeowners lounge for socialising with regular well attended and diverse social events

The accommodation briefly comprises of a welcoming entrance hallway, a good sized living room with space for dining and a modern fitted kitchen with integrated appliances. Two double bedrooms, master bedroom having the luxury and convenience of a bathroom ensuite and separate shower room. The apartment further benefits from underfloor heating with each room having it's own individual thermostat.

The apartment is located in a quiet position to the rear of the building, having extensive views of the beautifully maintained communal rear gardens.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Algar Court, Penn Road, Wolverhampton

## 2 Bed | £175,000

PRICE  
REDUCED

### Algar Court

Located in the metropolitan area of Wolverhampton, this modern retirement living development built by McCarthy & Stone offers a collection of 17 one bedroom apartments, and 21 two bedroom apartments exclusively designed for those over the age of 60. Local travel services give access to many surrounding areas of interest including Tettenhall, Walsall, Birmingham, Dudley, West Bromwich and Dunstall Hill. This development has plenty of local amenities located right on your doorstep to include GP services, chemist, library, florist, hairdresser as well as a variety of eateries.

Algar Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). Guest suites are also available for the use of homeowners at our developments across the country.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Entrance

Front door with spy hole leads to a very welcoming entrance hall. Ceiling light point, smoke detector, security door entry system with intercom. Further doors lead to the storage room/utility, bedrooms, living room and shower room.

### Storage Room/Utility

Door off the hallway leads to a walk-in storage cupboard/utility room which houses the boiler and a combined washer/dryer machine. Also housing the apartments vent axia air flow system.

### Living Room

A very spacious and bright airy living room which boasts a very pleasant outlook. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed double doors lead into the separate kitchen.

### Kitchen

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven with room above for a microwave. Induction hob and extractor hood. Integrated fridge/freezer and under unit lighting.

Having a large opening Velux window ideal for ventilation and natural light.

### Bedroom One

The double bedroom features a walk-in wardrobe as well as having ample space for additional bedroom furniture/storage. Two ceiling lights. Power, TV and phone points. Double glazed full height window. Door off to En-Suite bathroom.

### Ensuite

This fully tiled bathroom comprising; WC; Vanity unit wash hand basin with a cupboard below and a fitted mirror above; shaver point; low level paneled bath with grab rails and shower over with glass screen. Wall mounted electric towel rail. Emergency pull-cord.

### Bedroom Two

Further double bedroom featuring a large double glazed full height window. Ceiling light. TV and phone point

### Shower Room

Fully tiled room with suite comprising; shower cubicle with grab rails, WC, vanity unit with inset sink, fitted mirror above. Emergency pull-cord.

### Lease Information

Lease length: 999 years from 1st June 2015

Ground rent: £495 per year

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,033.79 for financial year ending 30/09/2026

### Parking Permit Scheme (Subject To Availability)

The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

