

Sanders & Sanders

ESTATE AGENTS

SEGGS LANE ALCESTER WARWICKSHIRE



A spacious and naturally light, purpose built first floor maisonette being offered with no upward chain and located a short stroll away from the town centre high street. Having pleasant sunny aspect communal gardens to rear, communal parking and accommodation over two floors to include: Ground floor private entrance door, ground floor lobby and stairs rising to the first-floor landing with door opening into the generously sized lounge/diner, kitchen, inner lobby, double bedroom with built in wardrobes, and bathroom. EPC – C.

Offers over £130,000

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18 Seggs Lane, Alcester, Warwickshire, B49 5HJ

Ground Floor Private Entrance



First Floor

Lounge



Kitchen





Bathroom



Double Bedroom



Communal Grounds & Parking



Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained herein do not form part of an offer or contract. All descriptions, dimensions, floor plans, and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.



Tenure/Service Charge & Ground Rent

Service charge is £860.00 per annum, includes ground rent and building insurance (this may be subject to change).

Lease Term Remaining 89 years.

Lease Start Date 31/01/1993.

Lease End Date 18/03/2115.

Lease Term from 1 February 1993 to 18 March 2115.

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.