



Flat 14 Thorneycroft,  
Wood Road,  
Tettenhall,  
Wolverhampton,  
WV6 8PR

nick tart

## Key Features

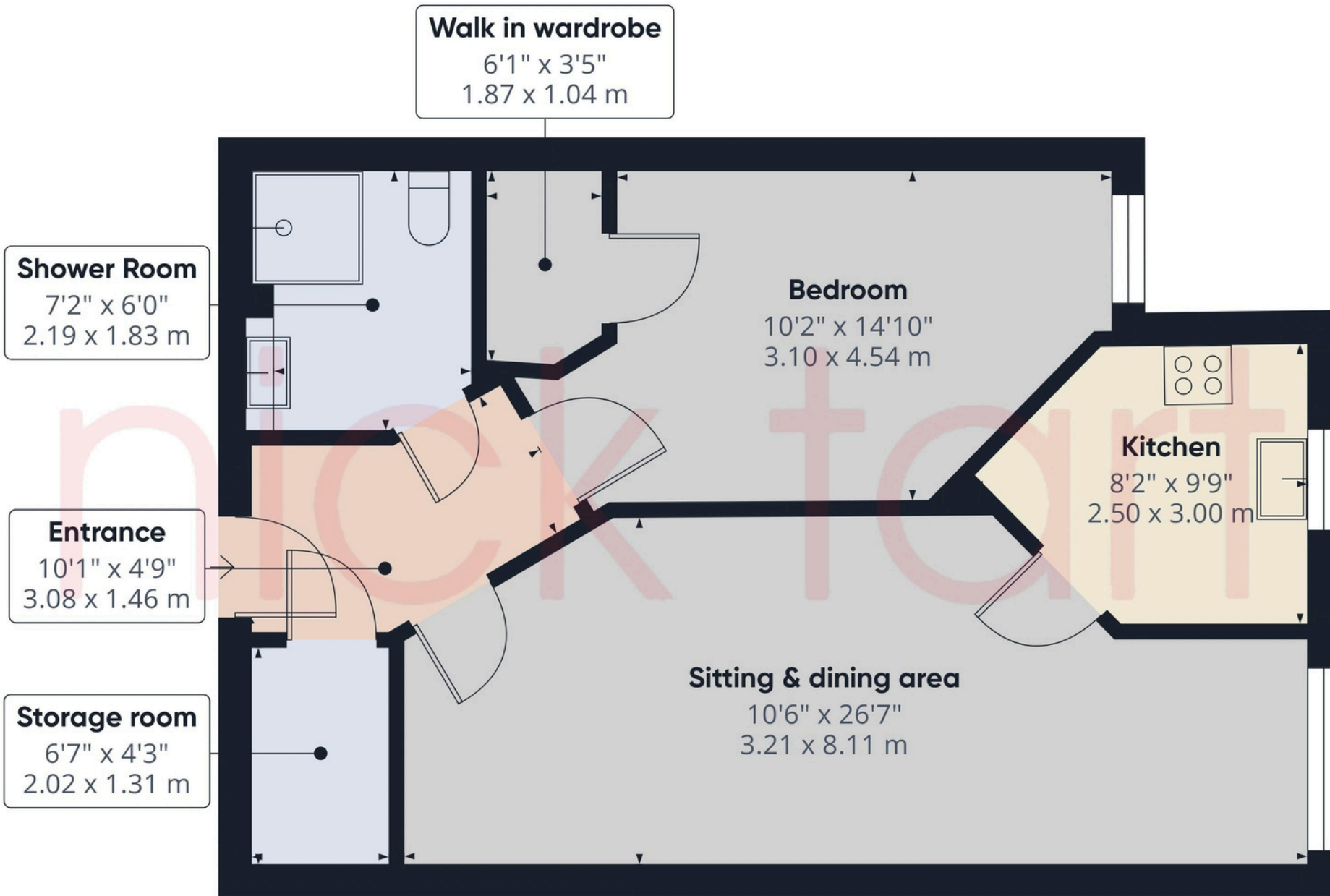
- No upward chain
- Retirement accommodation for over 70s
- Ground floor
- Spacious sitting and dining area
- Fitted kitchen with integrated appliances
- Generous double bedroom with a walk in wardrobe area
- Modern wet room
- Lovely communal gardens
- Excellent in house facilities: Bistro restaurant, guest suite, homeowners lounge, onsite estate manager and 24 hour call system.

## Contact Us

01902 755585

wolverhampton@nicktart.com





Approximate total area<sup>(1)</sup>

600 ft<sup>2</sup>

55.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



nick tart

A well presented and modern one bedroom ground floor apartment situated within a popular and sought after residential development is conveniently located for local amenities, transport links and green spaces, with Wolverhampton city centre and surrounding areas easily accessible.

The development provides excellent in house facilities for those discerning buyers seeking an independent lifestyle within a secure and well managed environment.

The complex benefits from lift access, an onsite estate manager, 24 hour emergency call system, guest suites, bistro restaurant, homeowners lounge, domestic assistance and secure camera entry.



#### EPC: B83

**Tenure** – we are advised the property is Leasehold.

**Lease length:** We are advised there is 990 years remaining.

We are advised the **ground rent** is £435 PA.

We are advised the **service charge** is £9,228.26 PA.

**Services** – we are advised all mains services are connected.

**Council Tax – Band D** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

nick tart

## Ground Floor

Thorneycroft itself is situated within a much sought after location within a mature setting and provides excellent in house facilities for those discerning buyers looking for an independent life style change within a secure environment.

The accommodation in further detail comprises of...

**Entrance** which has a storage cupboard housing the water cylinder, intercom system and doors to...

**Sitting and dining area** which enjoys full length double glazed windows to the fore and an oak effect feature door with glazed panels leading into the...

**Kitchen** which has a range of matching wall and base level units with matching work tops, stainless steel single drainer sink unit with mixer tap, integrated electric oven and combination microwave, four ring hob with extractor fan over, integrated fridge freezer, tiled flooring and a double glazed window.

**Wet room** which has a vanity unit, fitted LED illuminated mirror, tiled walls, heated chrome towel rail and a low flush WC.

**Bedroom** which has full length double glazed windows overlooking maintained gardens and a walk in wardrobe.



## Outside

Outside there are lovely mature gardens and a patio area with seating available.

**Parking Information:** Parking is by allocated space 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.

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.





nick tart



nick tart

