



Taylors

WALL HEATH VILLAGE, Flat 1, 2 Maidensbridge Road
£170,000

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The accommodation includes OIL CENTRAL HEATING, DOUBLE GLAZING and comprises: Large Lounge, FITTED KITCHEN with integrated hob, oven and further appliance space, inner hall with storage off, ONE VERY LARGE DOUBLE BEDROOMS with built in wardrobes and a feature 'walk in' bay window. The modern fitted bathroom includes bath with shower above. The grade II converted period property enjoys a 'corner' position and is surrounded by mature and maintained gardens and grounds. Also, to the front and side is the CAR PARKING, including an allocated space within the CARPORT. COMMUNAL REAR GARDENS. Tenure: LEASEHOLD. Approximately 1055 years remaining on lease. GROUND RENT: NIL per annum. SERVICE/ MAINTENANCE CHARGE: VARIABLE (*see break down below). Construction: Standard Brick Construction with tiled roof. Mains electricity, water and drainage connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk - very low. Council Tax Band - A. EPC - C. KINGSWINFORD OFFICE.

***Annual Service Charges (as paid in 2025/26)**

Filing of grove farm accounts - £10.00

Yearly accounts fee - £85.50

Buildings Insurance (Renewal due Sept 2026) - £263.23

Electricity for common areas - £0.00

Gardner (per visit) - £0.00

Total - £358.73

Service Charge is reviewed and may vary each year.

The additional costs of any ongoing maintenance and repairs are split equally between four properties.

Lounge - 4.17m x 3.56m (13'8" x 11'8")

Kitchen - 3.23m x 1.65m (10'7" x 5'5")

Large Double Bedroom - 5.08m x 2.92m (16'8" x 9'7")

Bathroom - 2.64m x 1.47m (8'8" x 4'10")

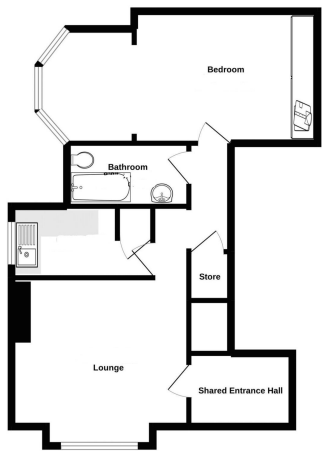
Inner Hall



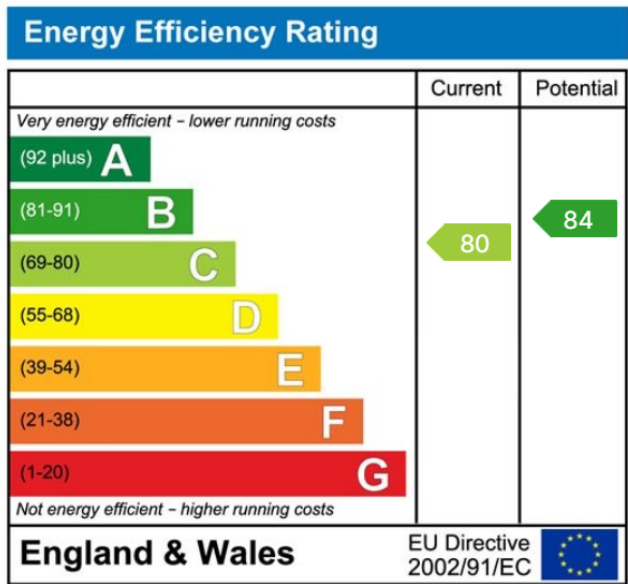


- GROUND FLOOR APARTMENT
- SURROUNDED BY BEAUTIFUL 'COTTAGE' STYLE GARDENS
- SHORT WALK FROM VILLAGE AMENITIES
- ONE LARGE DOUBLE BEDROOM
- CENTRAL HEATING (OIL) & DOUBLE GLAZING
- CONVERTED GRADE II LISTED BUILDING
- CARPARKING/ CARPORT
- GENEROUS ACCOMMODATION
- COMMUNAL CELLAR
- LONG LEASE

Ground Floor



Measurements are approximate. Not to scale. Excludes parking only.
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