



52 Beacon Court, Charles Hayward Drive,

WV4 6GA

Taylor's

**Part Buy Part Rent
£150,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

An Impressive First Floor Retirement Apartment with Panoramic Views Offers in the Region of £150,000 for 75% Shared Ownership (For Ages 55 and Over)

A beautifully presented and spacious first-floor retirement apartment, forming part of the sought-after Beacon Centre development. Serviced by three lifts and offering supported living with additional well-being packages available, this property is ideal for those seeking comfort, security, and independence.

The apartment is gas centrally heated and UPVC double glazed, and enjoys magnificent, far-reaching views over open fields.

Accommodation comprises:

An imposing central reception hall with cloak/storage cupboard

A bright and spacious lounge with Juliette balcony, showcasing the panoramic outlook

A modern fitted kitchen with a range of integrated appliances

Two double bedrooms

A contemporary wet/shower room

This exceptional property offers a perfect balance of privacy and community living, tailored to those aged 55 and over. EPC - B. Council Tax - C. Tenure - Leasehold - 84 years remaining. Ground Rent £0. Service Charge -£5,407/ annum. Reviewed March annually.

All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Low

SEDGLEY BRANCH

Reception Hallway

Lounge/Diner

16' 9" x 11' 4" (5.10m x 3.45m)

With Juliette balcony

Fitted Kitchen

11' 3" x 7' 9" (3.43m x 2.36m)

Bedroom 1

16' 3" x 8' 6" (4.95m x 2.59m)

Bedroom 2

11' 7" x 8' 5" (3.53m x 2.56m)

Wet Room

8' 3" x 8' 0" (2.51m x 2.44m)

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Council Tax Band: C

Tenure: Leasehold

Property Type: Flat

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- 75% SHARED OWNERSHIP
- PANORAMIC DISTANT VIEWS OVER OPEN FIELDS
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- LOUNGE WITH JULIETTE BALCONY
- POPULAR SEDGLEY/ WOLVERHAMPTON BORDER LOCATION
- AGE OVER 55S
- SOCIAL AREA
- EPC-B
- Council tax band-C

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