Flat 8, 253, Pendene Court Penn Road, Wolverhampton, WV4 5UZ

BERRIMAN
EATON

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A large ground floor apartment within a purpose built retirement building with communal parking and lounge with kitchenette facilities and offering the benefit of a resident house manager, laundry and Guest Suite (subject to availability and separate charge). The apartment is situated on the ground floor with a French door onto the communal garden and briefly comprises a hallway with fitted storage cupboard, bathroom, living room, fitted kitchen and two double bedrooms, one of which is currently being used as a dining room. The heating is electric storage heaters, there are double glazed windows and the apartment has the benefit of no upward chain. All apartments have the benefit of the Appello Careline pull cord system.

EPC : C
WOMBOURNE OFFICE

LOCATION

Pendene Court is a purpose built retirement complex constructed by McCarthy & Stone for purchasers with a minimum age restriction. The complex is situated on the main Penn Road (A449) where bus services provide access into Wolverhampton City centre. There are shops and facilities close by as well as a library only one bus stop along.

DESCRIPTION

This is a generously proportioned ground floor apartment within a purpose built retirement building for over 55's, with communal parking and lounge with kitchenette facilities and offering the benefit of a resident house manager, laundry and Guest Suite (subject to availability and separate charge). The apartment is situated on the ground floor with a French door onto the communal garden and briefly comprises a hallway with fitted storage cupboard, bathroom, living room, fitted kitchen and two double bedrooms, one of which is currently being used as a dining room. The heating is electric storage heaters, there are double glazed windows and the apartment has the benefit of no upward chain. All apartments have the benefit of the Appello Careline pull cord system.

ACCOMMODATION

The ENTRANCE HALL has a firedoor giving access to the apartment and has a large storage cupboard with the hot water cylinder. The LIVING ROOM has a double glazed French door to the rear garden, wall mounted electric storage heater and fireplace with electric fire. There are double opening doors onto the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, single drainer sink unit, oven with ceramic hob and extractor, space for fridge and freezer, tiled splashback and double glazed window overlooking the rear garden. The BATHROOM is fitted with a coloured suite which comprises bath with shower over and screen, low level WC, vanity wash hand basin and tiled walls. The PRINCIPAL BEDROOM has a double glazed window to side elevation, wall mounted storage heater and fitted wardrobes with mirrored doors. DOUBLE BEDROOM 2 is currently being used as a dining room and has a double glazed window to the rear elevation and wall mounted convector heater.

OUTSIDE

There is a communal parking area to the front of the property and a lovely mature garden area to the rear.

LEASEHOLD INFORMATION

The lease is subject to a 125 year term with a commencement date of 1st November 2000 with 100 years remaining. The current service charges (September 2025 – September 2026 are £ £5685.57 per annum, payable in two instalments in March and September and is reviewed annually in the Summer. The annual ground rent is £845.17 per annum, again payable in two instalments in March and September. This is not due for renewal until January 2045 and will remain fixed at that price until review. Water/sewage and buildings insurance are included within the service charges, together with communal internal and external areas. There is an over 60's age restriction, however one part of a couple is permitted to be over 55. Purchasers can be younger provided they are not intending to reside in the apartment.

Purchasers must be aware that there is a transfer and contingency fee due of 2% on the sale of each apartment based on the sale price. Pets are by permission of the Landlord.

TENURE WE UNDERSTAND THAT THE PROPERTY IS LEASEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – Wolverhampton CC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£85,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

Flat 8, Pendene Court
Wombourne

TOTAL: 70.8sq.m. 762sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

Ground Floor