Beacon Court, Charles Hayward Drive, Sedgley/ Wolverhampton Border

WV4 6GA

Taylors

Offers in the Region of

£129,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A fantastic ground-floor retirement apartment (available to those aged 55 and over) forming part of the highly regarded Beacon Court Centre, which offers supported living with access to a range of well-being packages and excellent on-site facilities. Residents also enjoy the benefit of attractive communal gardens and well-maintained shared spaces.

The accommodation includes a welcoming hallway, a spacious lounge with double French doors opening directly onto a private patio seating area, two double bedrooms, and a well-equipped fitted kitchen with a selection of integrated appliances. There is also a practical wet room/shower room. The property is gas centrally heated, UPVC double-glazed, and the development is conveniently serviced by three lifts.

Offered at £139,950 for a 75% share, with 84 years remaining on the lease, and no upward chain, this apartment presents an excellent opportunity for those seeking comfortable, low-maintenance living within a supportive and vibrant community.

Accommodation briefly comprises :-

Reception hallway

Lounge diner: 17' 1" x 11'3" with double glazed residential door onto patio area and rear communal garden

Fitted kitchen: 11' 1" x 7' 8" max. with various integrated appliances

Bedroom: 20' 4" x 9' max

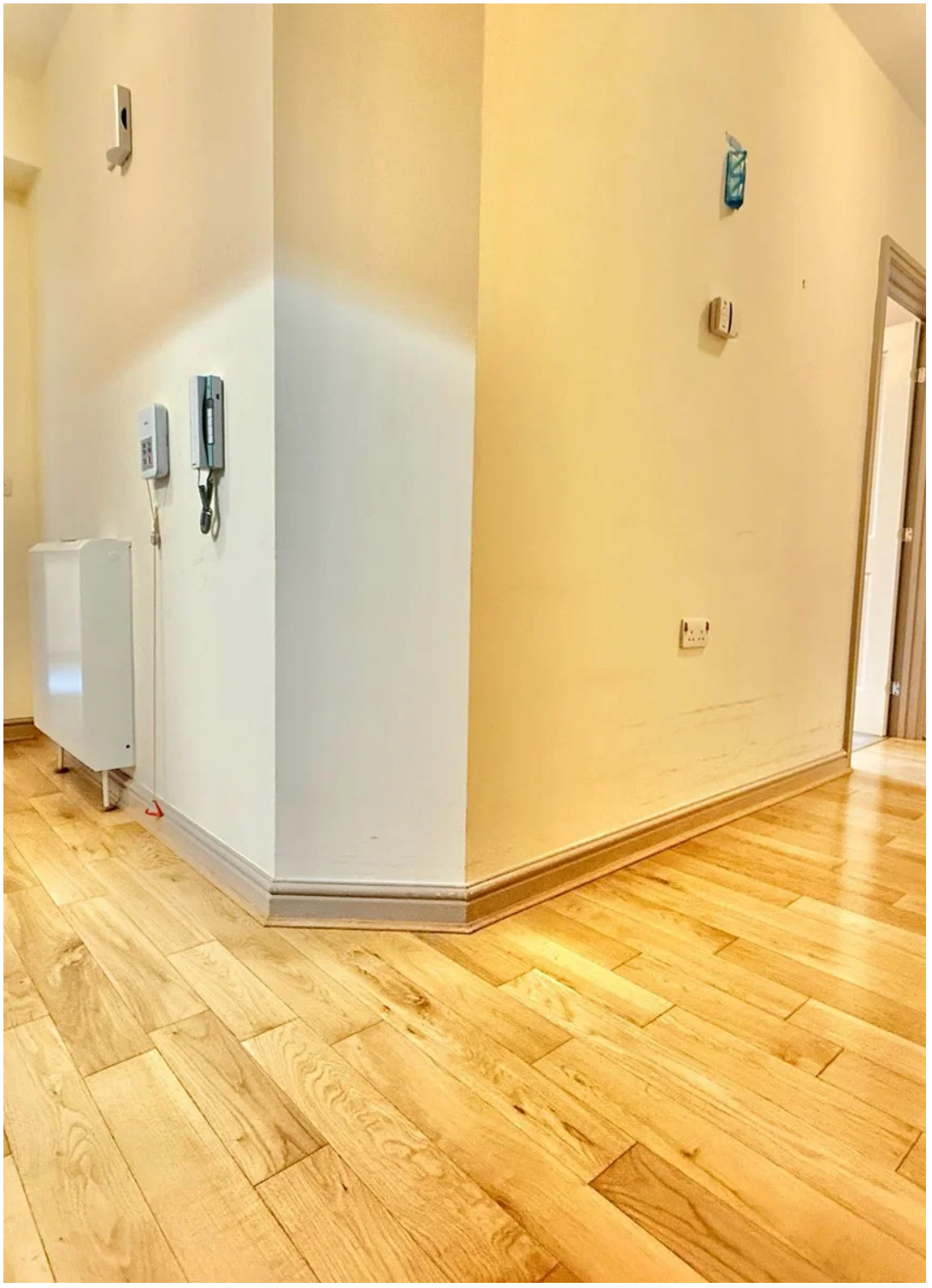
Bedroom; 11' x 7'6" max with built wardrobes

Shower room; 8'4" x 8'2" with WC that has a bio bidet seat

Outside: Communal gardens, communal parking

EPC - C. Council Tax - C. Tenure – Leasehold - 84 YEARS REMAINING - All charges equate to £511.12/ month. (This charge covers; Additional Housing management £68.91, Audit fee £1.65, Building Insurance £13.45, Caretaking service £1.99, Cleaning block £52.29 , Cleaning windows £3.77 , Communal alarm £3.81 , Communal area lifts £5.35 , Communal area repairs £14.63 , Communal CCTV £4.59 , Communal entry gateway £3.72 , Communal grounds £10.62, Communal TV aerial £0.17, Electricity £76.54, Fire equipment £7.88 , Gas £37.08 , Individual medical equipment £2.28 , Legionella £6.26 , Pest control £1.00 , Reserve fund - Owners £26.37 , Service charge management fee £46.47 , Water £0.32 , Wellbeing £121.97)
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.
gb/broadbandcoverage/ www.ofcom.org.uk/phones-tele
consumers/advice/ofcom-checker.
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

Taylors



Council Tax Band: C

Tenure: Leasehold

Property Type: Apartment

- RETIREMENT APARTMENT - OVER 55s
- TWO DOUBLE BEDROOMS
- LOUNGE-DINER
- GROUND FLOOR APARTMENT
- FITTED KITCHEN
- SHOWER ROOM (TOILET HAS 'BIO-BIDET' SEAT)
- SHARED OWNERSHIP
- POPULAR LOCATION
- NO UPWARD CHAIN
- PATIO AREA TO COMMMUNAL GARDENS

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MISREPRESENTATION ACT 1967
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