



Flat 3, Saxon Park, Albrighton

Offers In Region Of £75,000

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Flat 3, Saxon Park, Albrighton

Lee Cooke Personal and Local Estate Agents brings to the market this modern-styled ground-floor retirement apartment for over 55's situated in the ever-sought-after and popular village of Albrighton - Quote REF LC1235

Albrighton has a wonderful selection of local shopping, public houses, and eateries, and this well-regarded retirement development enjoys pleasant communal grounds with rest areas throughout.

Internally, the building offers a secure communal entrance, along with a selection of feature communal areas including a residents' lounge, laundry facilities, and pre-bookable overnight guest accommodation.

The apartment itself comprises an entrance hall, a spacious lounge with opening into a fitted kitchen, a large bedroom with built-in wardrobes, and a fitted bathroom.

For further details, please contact Lee Cooke Personal Estate Agent.

This property is held on a long lease, of around 120 years from 24.06.1993 with a ground rent of £356.01 per six months and a service charge of £1,709.29 per six months. (Please confirm the full details with your conveyancer)

Location & Area

Situated in the highly desirable village of Albrighton, this property benefits from excellent amenities all within a short distance. The village offers a range of local shopping options such as the Co-op Food store, the Post Office, and a selection of independent shops and boutiques. There are also several public houses and eateries, including The Crown, The Red House, The Harp Inn, cafés, and takeaway outlets, each just a short walk away.

Additional village features include a medical centre, pharmacy, library, railway station, regular bus services, and attractive green spaces.





Communal Development Entrance

A secure communal entrance provides access to the front of the development, with internal communal hallways leading to the main apartment.

Entrance Hall

Featuring a large storage cupboard, phone entry system, panic alarm, and doors leading to the lounge/diner, bedroom, and bathroom.

Lounge / Diner — 18'7" into bay × 10'8"

Double-glazed window with garden views, opening to the kitchen, ceiling-mounted panic alarm, storage heater, feature window shutters, and door back to the hall.





Kitchen – 7'4" × 5'6"

Opening into the lounge/diner, tiled flooring, part-tiled walls, fitted wall and base units with roll-top work surfaces, space for cooker, and integrated sink unit.

Bedroom 1 – 15'0" × 9'2"

Double-glazed window with garden views, feature window shutters, built-in wardrobes, storage heater, and door back to the hall.

Bathroom

Panelled bath with fitted shower, wall-mounted wash basin, low-flush WC, tiled floor and walls, and door leading into the inner hallway.

Agents Note

Lee Cook Personal Estate Agents presents this lovely and deceptively spacious ground-floor apartment within the highly sought-after Saxon Park Retirement Development for over fifty-fives. The property benefits from electric storage heating.

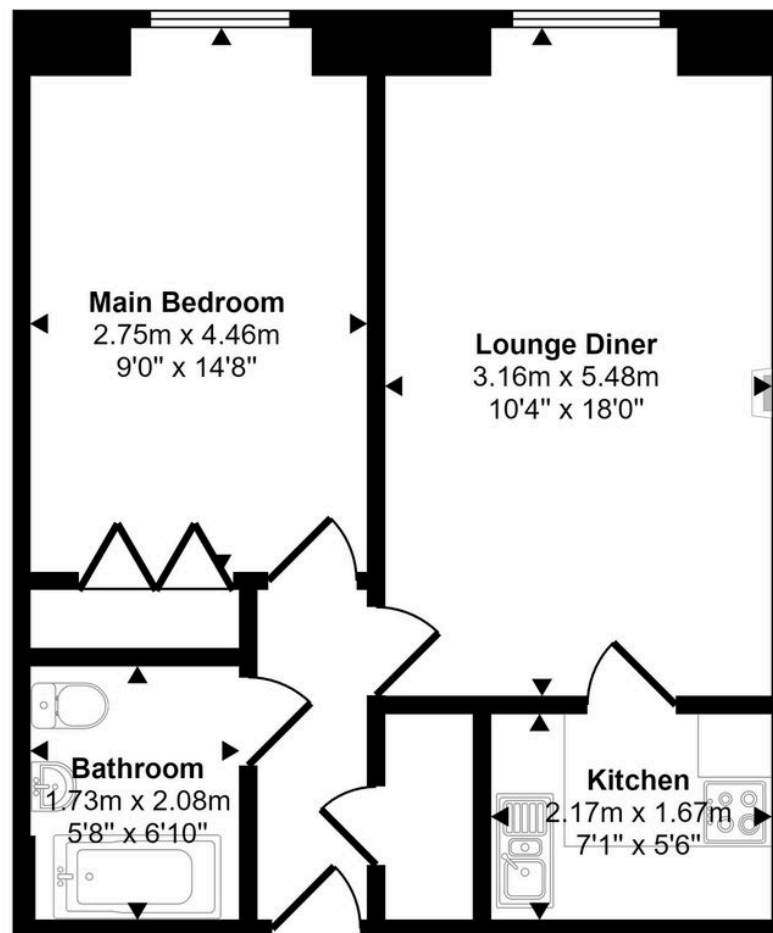
ADDITIONAL FEATURES

- Communal gardens with rest areas
- Communal lounge
- Laundry facilities
- Pre-booked guest overnight accommodation
- Security entry system
- Internal panic alarm systems
- Chain-free and available immediately





Approx Gross Internal Area
44 sq m / 473 sq ft



Floorplan