PTN Estates

Residential Sales & Lettings









28 241 High Street, , Kingswinford, DY6 8BJ **£65,000**

OFFERED FOR SALE WITH A QUALIFIED LEASE AND TENANT PAYING £650 PCM

Nestled in the heart of Kingswinford, this charming lease hold second-floor one-bedroom apartment at 241 High Street offers a delightful blend of comfort and convenience. Perfectly situated close to the village and a nearby park, this property is ideal for those seeking a tranquil yet accessible lifestyle.

Upon entering, you are welcomed into an impressive fitted kitchen and lounge area. This modern kitchen is equipped with essential appliances and seamlessly combines with the lounge, creating a warm and inviting space for relaxation and entertaining. The open-plan layout ensures that the living area feels spacious and airy, making it a perfect retreat after a long day.

The apartment features a well-appointed bathroom, complete with a shower over the bath, providing both functionality and comfort. The property benefits from UPVC double glazing, ensuring a peaceful environment while enhancing energy efficiency. Additionally, the electric low tariff heating system offers an economical solution for warmth during the cooler months.

For those with a vehicle, the apartment includes parking for one car, adding to the convenience of this lovely home. Whether you are a first-time buyer, a professional, or looking to downsize, this apartment presents an excellent opportunity to enjoy modern living in a desirable location.

Council Tax A
Lease runs from July 2017 - July 2145
Ground Rent £300 PA
Service Charge 1,200 PA

Approach
With allocated parking to the front, the building is accessed by a coded fully glazed communal entrance door, with both stairs and a lift leading to the second floor

Entrance Hall 1.1 x 2.9
Complete with wood effect flooring, ceiling light point and intercom telephone

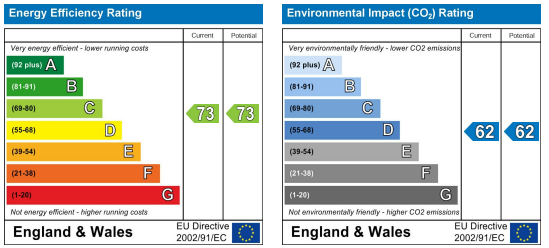
Bedroom 2.5 x 3
Complete with UPVC double glazing, ceiling light point and low tariff electric heater

Bathroom 1.8 x 1.6 1.8 x 1.6
Beautiful fully fitted bathroom with three piece white suite comprising of a paneled in bath with shower over and screen, pedestal wash hand basin and close coupled WC. Complimented with half tiled walls, extractor fan, ceiling light point, wood effect flooring and ceiling spotlights,

Open Plan kitchen and lounge 4.6 x 3.8
This amazing large combined living space oozes light with UPVC double glazing, ceiling light point and low tariff electric heater.

The kitchen area consists of wood effect base and wall units complimented with marble effect work top, stainless steel effect single sink unit and mixer tap. Further enhanced with built in oven with ceramic hob and chimney style extractor hood. There is a walk in cupboard which houses the water tank and washing machine. Benefits include ceiling spot lights and low tariff electric heater

Important Information
All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



GROUND FLOOR



Accuracy of Brochures
PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer
Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.