



EDEN MIDCALF  
— SALES & LETTINGS —

£269,950  
Kinver Mount, Comber

Kinver, DY7 6EY

## PROPERTY SUMMARY

A spacious two-bedroom ground-floor apartment enjoying delightful views across historic Kinver village towards the surrounding countryside. Situated within the highly sought-after Kinver Mount development, just a short walk from the village amenities, the property offers generously proportioned accommodation including two double bedrooms, with the principal bedroom benefiting from an en-suite shower room. Set within beautifully maintained communal gardens and grounds, the apartment also benefits from an allocated parking space within a secure, gated residents' car park. A particular advantage of Kinver Mount is its resident-managed approach to maintenance, with costs carefully overseen by a small committee of resident owners rather than an external managing agent. The current service charge is £2,022 per annum and includes buildings insurance. Available with no upward chain. EPC = D

2

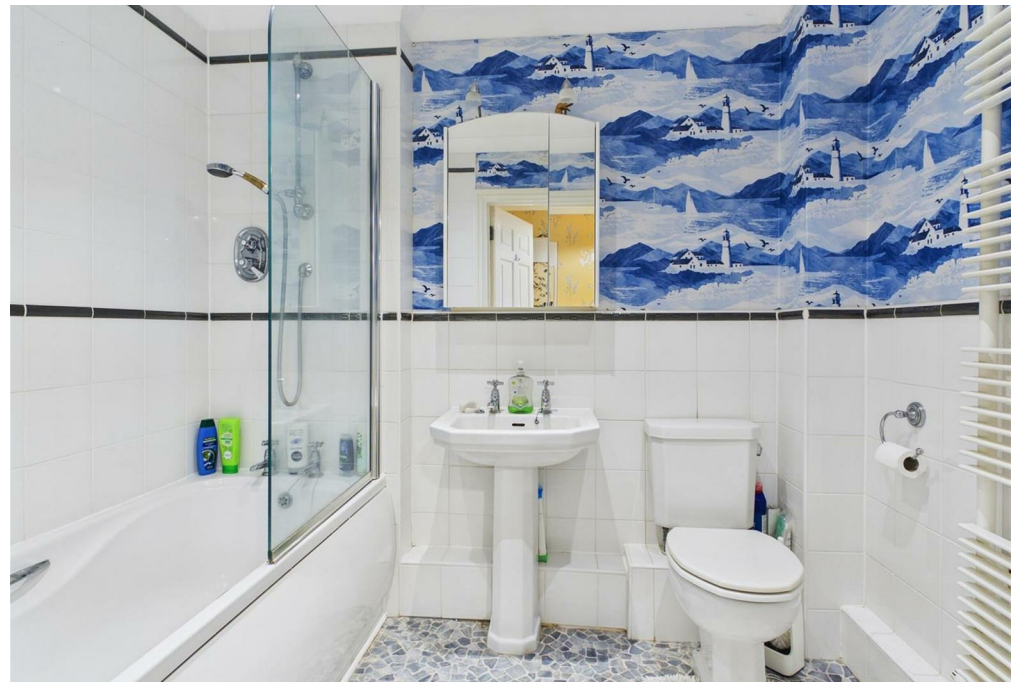


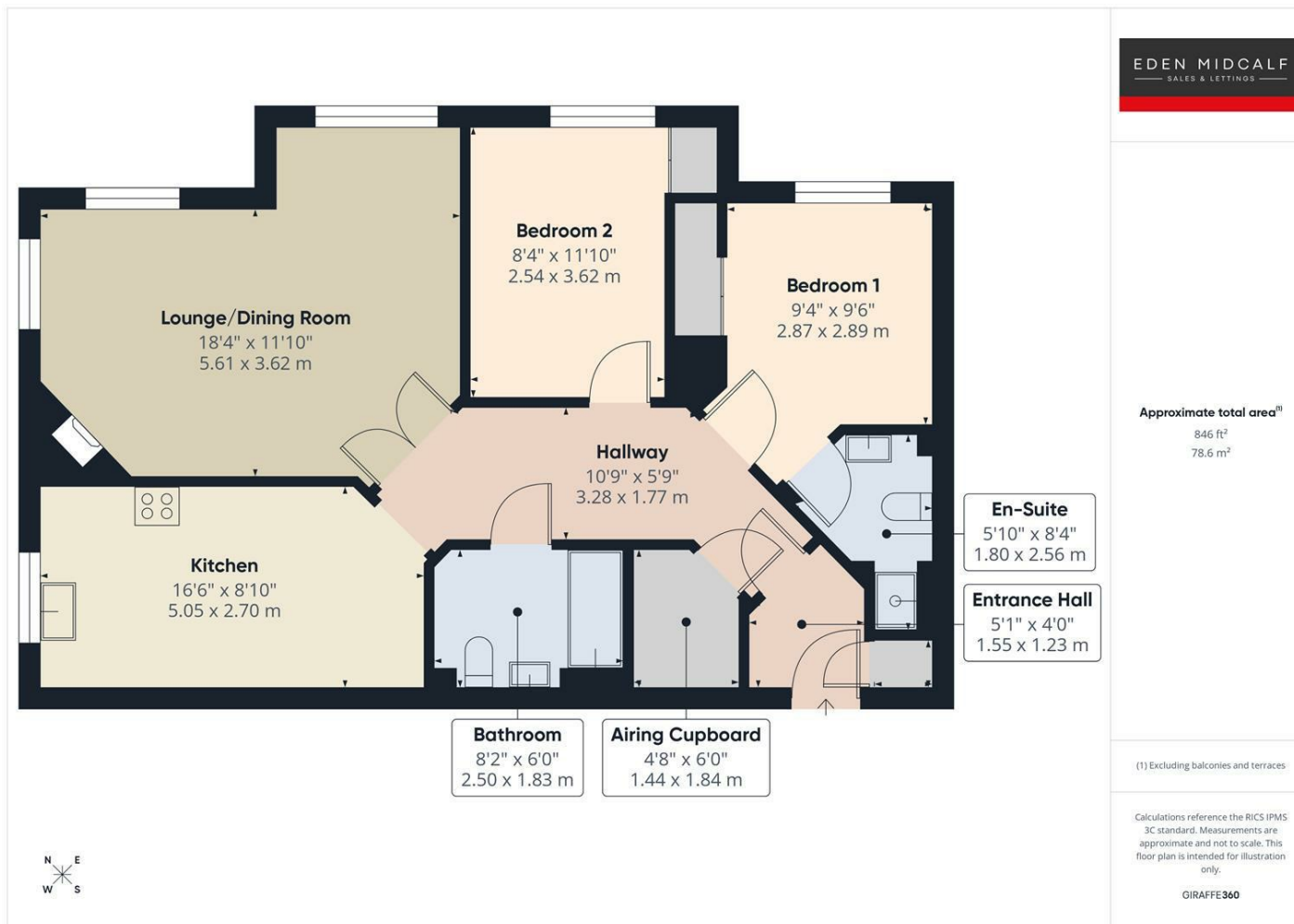
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1







## LOCAL AUTHORITY

### TENURE

Leasehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      | 63                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**EDEN MIDCALF**  
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