



For Sale: £60,000 Leasehold
George Law Court, Kidderminster, DY10

4th Floor Apartment
Over 55s Complex

No Upwards Chain
EPC E

Bagleys
SALES AND PROPERTY MANAGEMENT

A 2-bedroom top floor, over 55's, retirement apartment on the fringe of Kidderminster town centre and only 300m from the railway station, within an excellent 2-lift sheltered complex. Vacant possession. Energy Rating: E

Communal Hall with lift or stairs to the fourth floor.

Entrance Hall with electric panel heater, three built-in cupboards and doors to:

Living Room with two electric panel heaters, French door to front elevation with Juliet balcony guard, arch to:

Kitchen with UPVC double glazed window to side elevation, range of wall and base mounted kitchen units with roll top surface over having inset stainless steel sink.

Bedroom One [including built-in wardrobe] with UPVC double glazed window, electric night storage heater and built-in wardrobe with mirrored frontage.

Bedroom Two with UPVC double glazed window and electric panel heater.

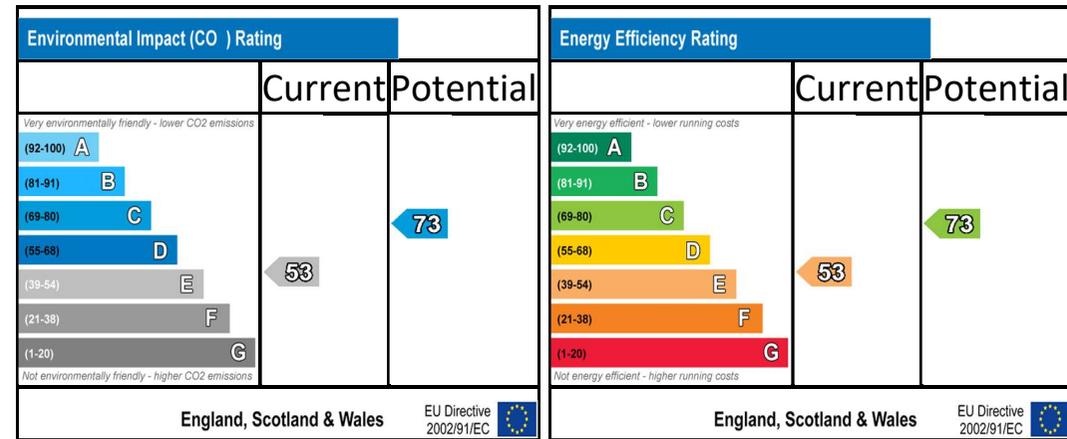
Shower Room with low level flush wc, pedestal hand wash basin and enclosed cubicle with electric shower.

Tenure Leasehold for 99 years from 25 March 1991 and therefore now with 66 unexpired years remaining. Current Service charge £775.00 per quarter - £3,100 per annum. Service Charge being inclusive of the items listed below: 1. Scheme Manager 2. Heating and lighting of corridors and residents lounge etc 3. External window cleaning 4. Gardening to all areas of the complex 5. Cleaning of corridors, laundry, lounge etc 6. Lift maintenance 7. Bin cleaning 8. Communal day to day repairs 9. Fire alarm and door entry system 10. Water rates 11. Buildings insurance 12. Contribution to reserve fund



Room Details

- Communal Hall
- Entrance Hall
- Living Room 4.35m x 3.49m (14'3" x 11'5")
- Kitchen 2.42m x 2.16m (7'11" x 7'1")
- Bedroom One 3.70m x 2.84m (12'2" x 9'4")
- Bedroom Two 3.75m x 1.95m (12'4" x 6'5")
- Shower Room
- Tenure



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

