



Flat 21 Algar Court, 231 Penn Road

THOMAS HARVEY
ESTATE AGENTS

A Most Impressive & Spacious Two Bedroom Two Bathroom First Floor Luxury Apartment in The Recently Constructed Retirement Development Known As Algar Court!

Flat 21, Algar Court, 231 Penn Road, Penn, Wolverhampton, WV4 5UP

Asking Price: £210,000

Tenure: Leasehold

Leasehold Details: 999years from 01.06.2015

Service Charge: 4,005.84 per annum.

Ground Rent: £495 per annum

Council Tax: Band D - Wolverhampton

EPC Rating: B (89) No: 8106-7237-4810-9375-8996

Total Floor Area: 997sq feet (92.6sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

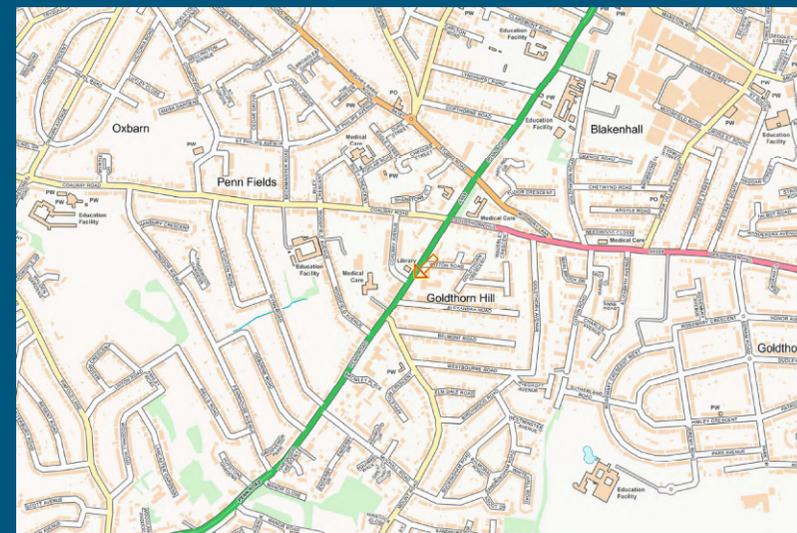
Broadband – Ofcom checker shows Standard & Superfast are available

Mobile: Ofcom checker shows three of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice position in one of the most sought after locations in Penn, set well back from the Penn Road with an elevated position, this luxury apartment is located on the first floor of this modern retirement development consisting of 38, one & two bedroom apartments.

Constructed in 2016 (NHBC 10-year warranty) with no expense spared to create one of the finest examples of its type, the interior features a number of first class fittings including quality & neutral décor, oak veneered internal doors, double glazing and underfloor heating throughout. With internal inspection highly recommended, the accommodation includes entrance hall with walk in utility/ storage cupboard, modern shower room, large master bedroom having walk in wardrobe & ensuite bathroom, a second bedroom/ dining room and a 24ft living room with double doors to balcony. The kitchen is fitted with a modern suite of matching units including a number of built in appliances. The property enjoys views over the landscaped surrounding gardens which provide a most pleasant setting. This most impressive development has the benefit of lift facilities, on-site estate manager, 24-hour emergency call system, homeowners lounge, gated parking & camera entry system, guest suite for friends & family for visit (chargeable), landscaped communal gardens and even a buggy charging point! Algar Court is also convenient for the majority of amenities, within walking distance of local shops & a number of bus routes and having Wombourne & Wolverhampton City Centre all within easy reach.

Offering the benefit of both independent and assisted living, Flat 21 provides practical living accommodation with a host of high standard furnishings throughout!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Oak veneered internal doors, underfloor heating and walk in large utility cupboard.

Shower Room: 7'1" (2.16m) x 5'1" (1.55m)

Fitted with a modern white suite comprising shower enclosure with spray, wall mounted pedestal wash hand basin with mirror over, recessed WC, tiled walls & flooring, heated towel rail and extractor fan.

Living Room with Dining Area: 25'9" (7.11m) x 11'3" (3.45m)

Underfloor heating and double glazed French doors with Juliette balcony to side

Kitchen: 8'2" (2.49m) x 7'5" (2.29m)

Fitted with a matching suite of light coloured units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, matching laminate worktops, built in appliances include Hotpoint electric combination oven, 4-ring induction hob with extractor hood over, fridge & freezer, ceramic tiled flooring with underfloor heating, extractor fan and double glazed window to side.

Bedroom Two: 19'3" (5.91m max) x 9'6" (2.92m)

Underfloor heating and double glazed picture window to side.

Bedroom One: 23'8" (7.27m max)/ 21'1" (6.49m min) x 9'9" (3.02m)

Underfloor heating and double glazed French doors with Juliette balcony to side. Walk in wardrobe with fitted railings & shelving units.

Ensuite: 7'1" (2.18m) x 6'8" (2.09m)

Fitted with a modern white suite comprising panelled bath with shower spray & screen, vanity unit with wall mounted mirror over, recessed WC, tiled walls & flooring, heated towel rail and extractor fan.

Parking Information: Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information - Lease length: 999 years from 1st June 2015

Ground rent: £495 per year

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Service charge: £4,005.84 per annum (for financial year ending 30/09/2025)

Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance







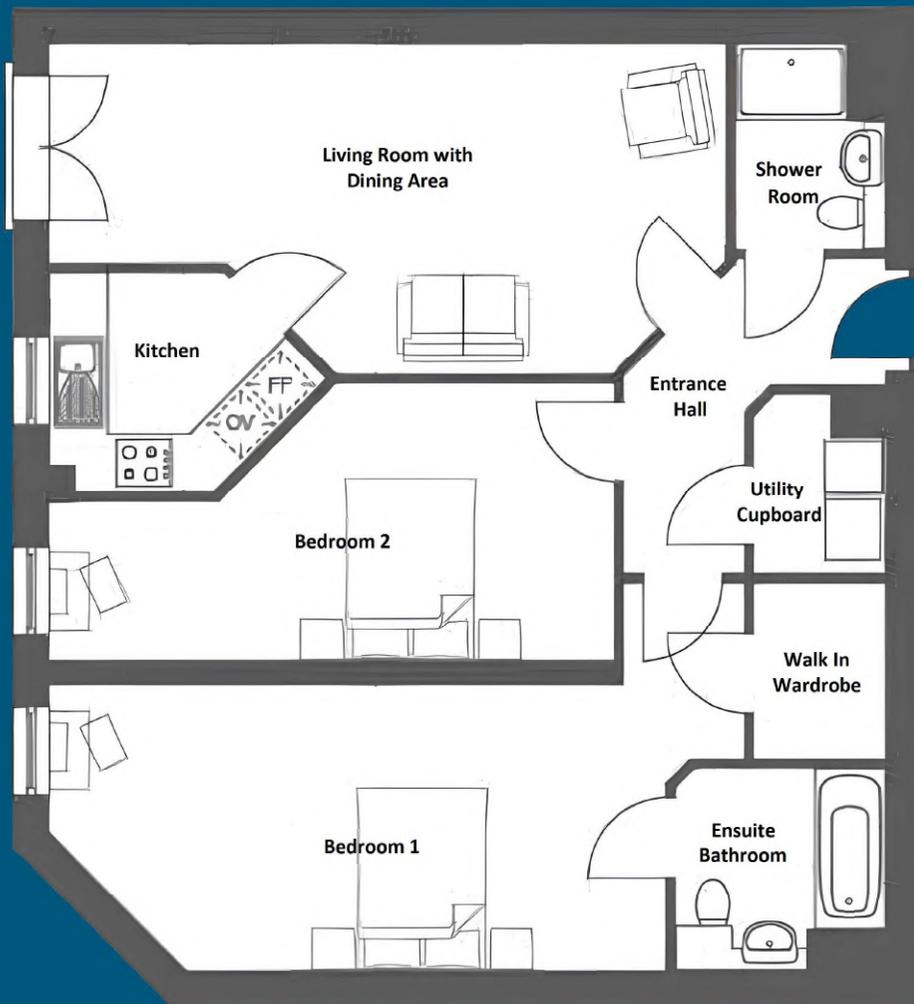
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.











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Total Floor Area: 997sq feet (92.6sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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