



25 Thorneycroft, Tetterhall

THOMAS HARVEY
ESTATE AGENTS

A Most Impressive & Spacious One Bedroom First Floor
Luxury Apartment in Recently Constructed Magnificent
Retirement Development

Flat 25 Thorney Croft, Wood Road, Tettenhall, Wolverhampton, WV6 8PR

Asking Price: £135,000

Tenure: Leasehold

Leasehold Details: 999years from 01.06.2017

Service Charge: £711.31 per month

Ground Rent: £435 per annum

Council Tax: Band D - Wolverhampton

EPC Rating: B (86) No: 0255-3886-7766-9828-3761

Total Floor Area: 687sq feet (63.8sq metres) Approx.

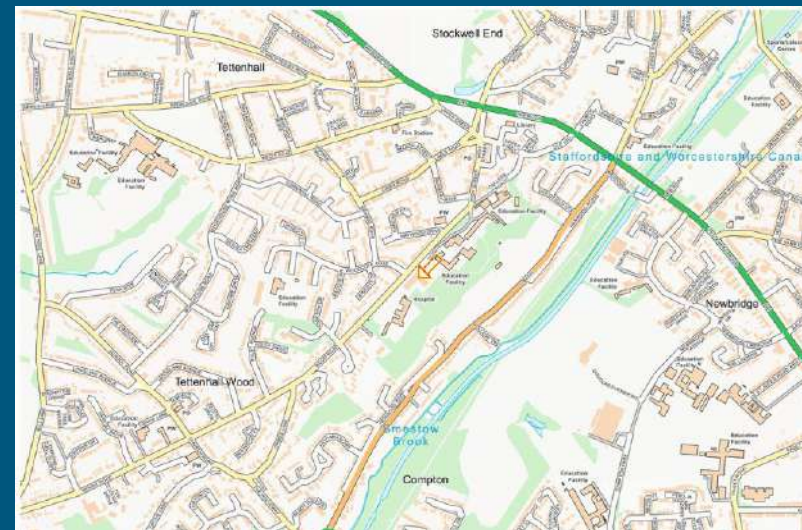
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in one of the most sought after locations in Tettenhall and within walking distance of Tettenhall Village the amenities therein, this luxury apartment is located on the first floor of this modern retirement development facing a north east aspect.

Constructed in 2018 (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 neutral décor, oak veneered 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/ wet room, large master bedroom having walk in wardrobe and 22ft 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 front landscaped surrounding gardens, grounds & mature woodland, 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, communal facilities including guest suite, bistro restaurant, homeowners lounge & domestic assistance, gated parking and camera entry system.

Designed to utilise the maximum space and providing practical living accommodation with a host of high standard furnishings throughout, the interior further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: Recessed ceiling spotlights, oak veneered internal doors, underfloor heating and walk in large utility cupboard.

Shower Room: Fitted with a modern wet room style suite with wall mounted shower unit, vanity unit with LED mirror over, recessed WC, chrome heated towel rail, tiled walls, vinyl cushioned flooring and extractor fan.

Living Room: 21'6" (6.55m) x 10'3" (3.13m)

Marble fireplace & hearth with coal effect electric fire, underfloor heating and double glazed double doors to balcony.

Kitchen: 9'11" (3.03m) x 8'2" (2.48m)

Fitted with a matching suite of light cream gloss units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, built in appliances include Bosch electric oven, microwave, fridge & freezer, ceramic tiled flooring with underfloor heating, extractor fan and double glazed window to front.

Bedroom One: 18'8" (5.68m) x 15'5" (4.71m)

Underfloor heating, two double glazed full height windows to front and walk in wardrobe with railings & shelving.

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.

Service Charge Details:

- 24-Hour on-site staffing
- Subsidised meal costs
- 1 hours domestic assistance per week
- 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



**Total Floor Area: 687sq feet
(63.8sq metres) Approx.**



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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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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