Grove.

FIND YOUR HOME

Lime Court, Oldnall Road, Kidderminster DY10 3HN

Guide Price £170,000

Apartment 2, Lime Court

A fabulous two bedroom ground floor apartment located in Lime Court on Oldnall Road!

Offering two double bedrooms, a modern kitchen, spacious bathroom and living room with doors out onto the patio and communal grounds, this apartment is ideal for those looking to be within easy reach of Kidderminster town centre and the amenities it offers.

The well maintained communal grounds offer plenty of space to sit out and enjoy the warmer months, with far reaching views, lawns and mature shrubs.

For parking, residents have use of the communal car park alongside an allocated garage.

Viewings are by appointment only and are highly recommend. Please contact our Hagley branch for an appointment.

Approach
Private road leading to apartments with lawned and maintained gardens surrounding. Garage located in communal grounds with up and over door and further parking on shared residents-only car park.

Entrance
Clean and tidy communal Reception Hall with centralised stairs leading to first and second floor, secure door entry system. Private entrance door to apartment.

Hallway
With electric radiator, boiler cupboard and further large cupboard for storage. Doors lead to:

Kitchen 7'2" x 13'1" (2.2 x 4.0)
With double glazed window to front, wood effect tiling to floor, fitted wall and base units with worksurface over, one and a half bowl sink and space for white goods.

Living Room 21'11" x 11'5" (6.7 x 3.5)
With double glazed sliding doors to side and electric radiator.

Bedroom One 11'9" x 13'9" (3.6 x 4.2)
With double glazed window to side and electric radiator.

Bedroom Two 10'5" x 12'5" (not into wardrobes) (3.2 x 3.8 (not into wardrobes))
With double glazed window to front, electric radiator and sliding door wardrobes for storage.

Bathroom
With electric radiator and tiling to walls. There is a pedestal sink, w.c., fitted bath and separate shower cubicle.

Garage 8'2" x 18'0" (2.5 x 5.5)
Located at the rear of the development offering additional parking or storage.

Grounds
Large, well maintained garden area featuring a variety of trees and plants, surrounded by hedges for the privacy of residents.

Tenure - Leasehold
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is a 125 year lease from 6th August 2007. The ground rent is £0 and the annual service charge is £950.

Council Tax
Tax band is C.

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Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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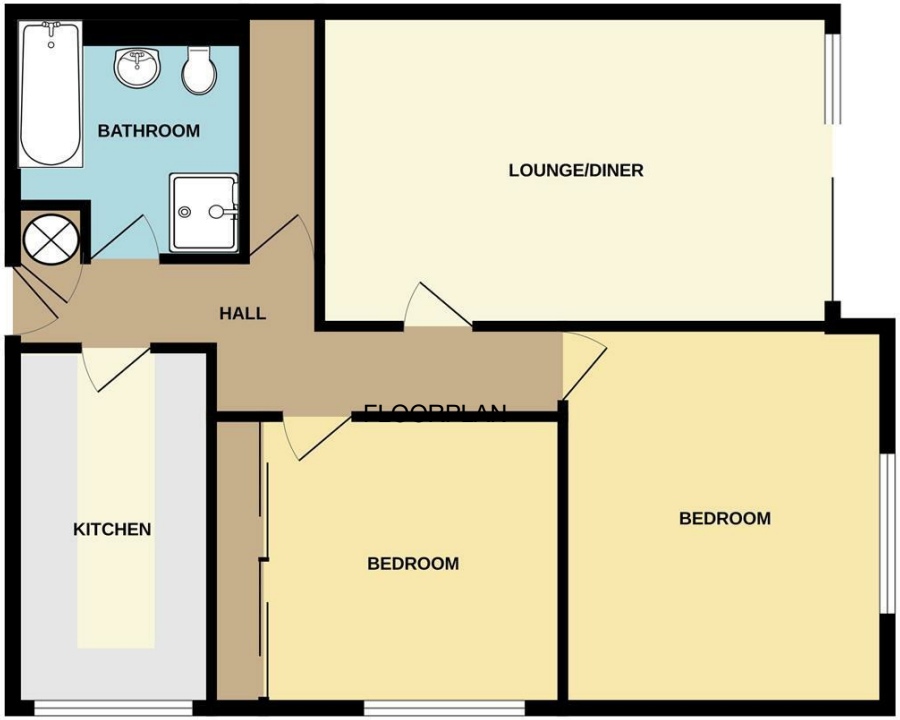
GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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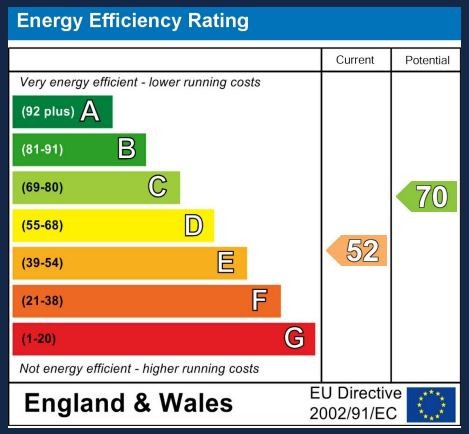
IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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