



Bartlams.

Flat 14, Maypole Court Gravel Hill, Wombourne - WV5 9HA

Offers in Region of £170,000



Flat 14

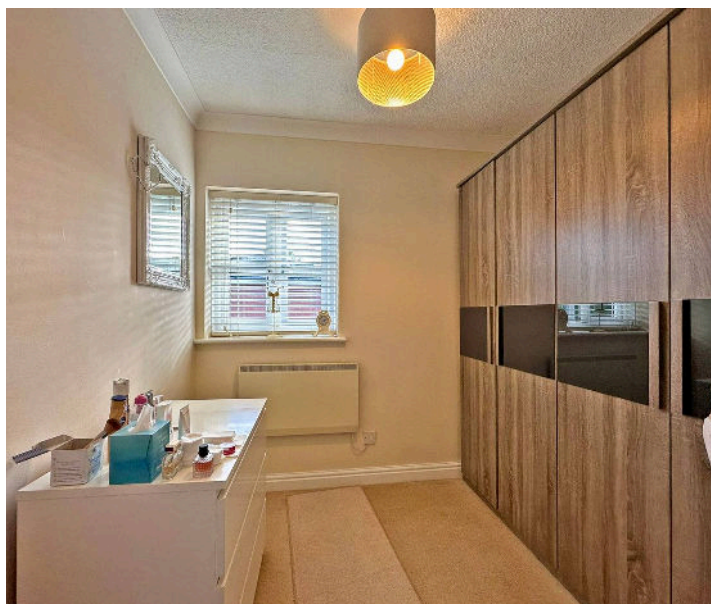
Maypole Court Gravel Hill, Wolverhampton

Bartlams are pleased to present this two-bedroom first-floor apartment, ideally positioned just a short distance from Wombourne Village amenities, local shops and excellent bus transport links. The property forms part of an over 55's development, offering convenient and comfortable living within a friendly community setting.

As you step into the apartment, there is an entrance hall with built-in storage leading through to a spacious living room with a large bay window providing plenty of natural light and ample space for dining. The kitchen is fitted with wall and base units, a single drainer sink and an induction hob, making it both practical and functional.

There are two bedrooms, with the main bedroom positioned to the rear of the apartment and the second bedroom, currently used as a dressing room, offering further flexibility and good storage. Completing the accommodation is a family bathroom with a bath and shower above, shower screen, WC and wash hand basin.

B.



Externally, the property benefits from an allocated parking space conveniently positioned to the front of the building, providing easy access to the main entrance.

This property is **Leasehold**, with a **combined service charge of £103.64 per month and ground rent of £30**, and offers an excellent opportunity for those looking to downsize close to the heart of the village.

Charges payable to Bromford Housing Association. Length of Lease Remaining: 90 Years (125 Years from 29th September 1990). Mains electricity, water and drainage are connected.

Council Tax Band – B. EPC – C.

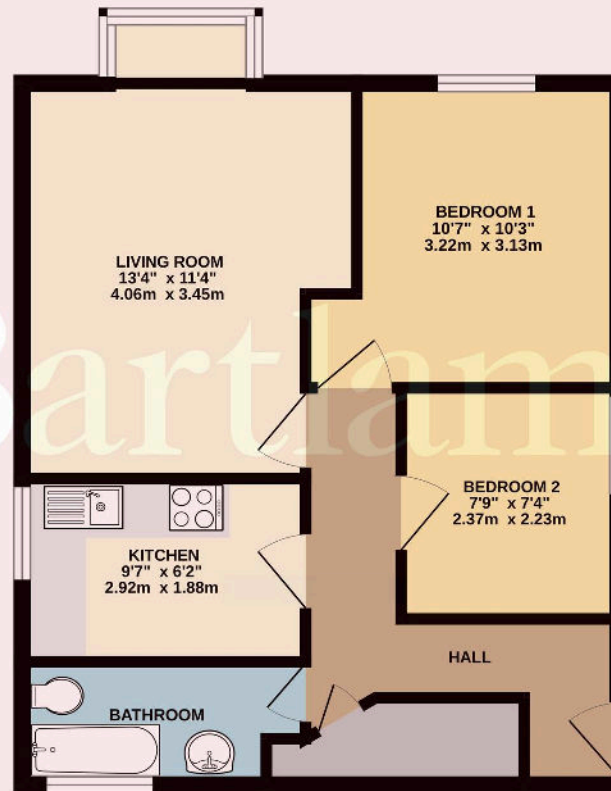
Buyers Information:

As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of £60 for this service, payable at the point of verification.

- NO UPWARD CHAIN
- TWO BEDROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- STONES THROW FROM ALL WOMBOURNE VILLAGE CENTRE AMENITIES
- BUS TRANSPORT LINKS NEARBY
- IMMACULATLY MAINTAINED THROUGHOUT
- SERVICE CHARGE AND GROUND RENT £103.64 PER MONTH
- LEASE REMAINING: 90 YEARS
- LEASEHOLD. COUNCIL TAX BAND - C. EPC - E



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i360S.

Bartlams

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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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