



Bartlams.

1 Wombrook Court, Wombourne - WV5 9AA

Offers in Region of £189,950



1 Wombrook Court

Wombourne, Wolverhampton

NO UPWARD CHAIN

Situated within the popular Wombrook Court retirement development, this beautifully presented one-bedroom ground floor apartment enjoys pleasantly established surroundings and is conveniently located just a short, level walk from the excellent village centre amenities and shopping facilities. The development offers a comfortable and secure environment for residents, with a communal residents' lounge, laundry facilities, a guest suite for visiting friends and family, and a 24-hour emergency Careline system providing additional peace of mind.

The apartment benefits from its own French door opening directly onto the communal car park, offering convenient access. Internally, the property comprises an entrance hall with useful built-in storage, providing a handy space for coats and everyday items. From here, the hall leads through to a spacious living room featuring an electric fireplace, creating a comfortable area for relaxing.

The kitchen is well fitted with a range of wall and base units and includes integrated appliances such as an oven, microwave, hob and cooker hood.



B.

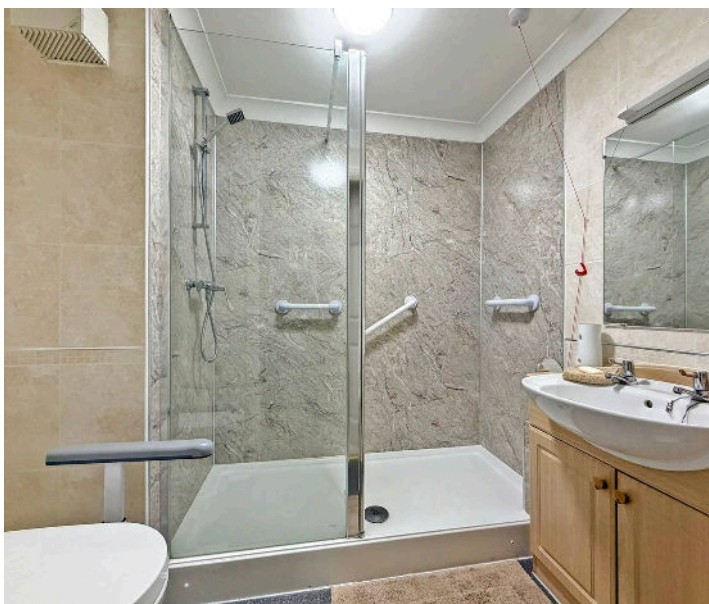


There is a generously sized double bedroom which benefits from built-in mirrored wardrobes providing excellent storage. The shower room is fitted with a walk-in shower, WC and wash hand basin. The apartment is also located close to the lift within the development, offering additional convenience if required.

The property benefits from electric heating and double glazing throughout. Externally, residents have access to a communal car park and the well-maintained communal facilities within the development.

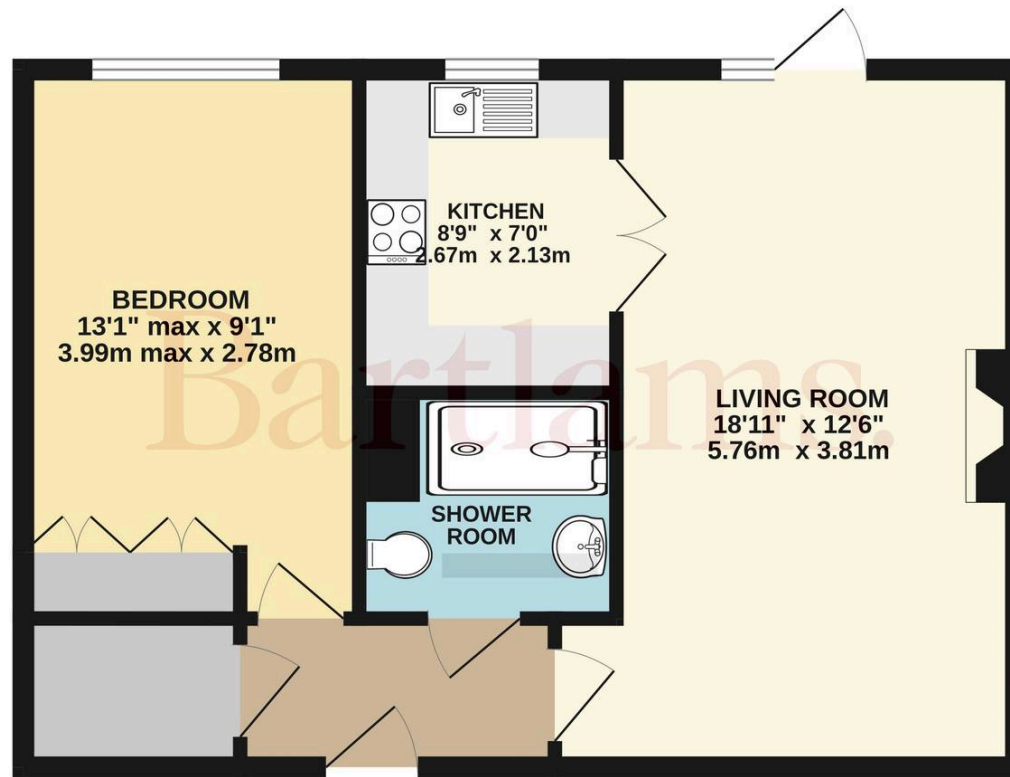
The property is Leasehold with approximately 107 years remaining. The ground rent is £212 every six months and the service charge is £1650 every six months. Council Tax Band - B and EPC - TBC.

- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT
- ACCESSABLE STRAIGHT FROM THE CAR PARK
- POSITIONED CLOSE TO LIFT IF NEEDED
- OVER 55'S
- GUEST SUITE AVAILABLE FOR FRIENDS AND FAMILY
- COMMUNAL LOUNGE AND GARDENS
- OFF ROAD PARKING
- LEASEHOLD WITH 107 YEARS REMAINING. GROUND RENT: £212 PER 6 MONTHS. SERVICE CHARGE: £1650 PER 6 MONTHS.
- COUNCIL TAX BAND - B. EPC - TBC



B.

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 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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