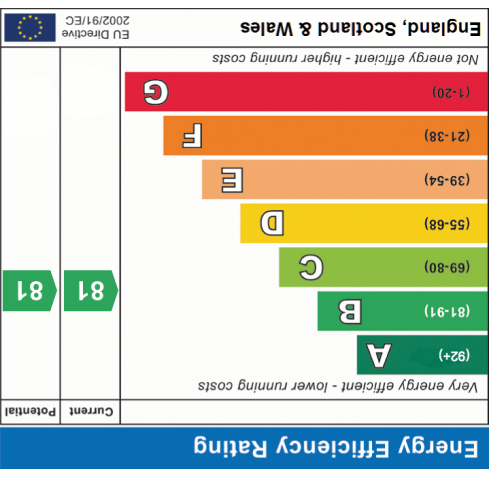




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



Flat 26 Crown Lofts, 16 Marsh Street, Walsall, WS2 9LB

£80,000



26 CROWN LOFTS, MARSH STREET, WALSALL

This well presented, spacious duplex apartment is located in the heart of the town centre, being well served by all amenities including shopping facilities restaurants and commuter rail services to Birmingham City Centre.

The accommodation enjoys excellent views over the Wharf and briefly comprises the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with security entry system and stairs and lift to:

NO 32 - RECEPTION HALL

having entrance door, ceiling light point, radiator, intercom system, under stairs storage space and stairs off to four floor.

BEDROOM NO 1

4.62m x 6.99m (15' 2" x 22' 11") having upvc double glazed window to side, ceiling light point, two radiators, laminate flooring, built in store cupboard and upvc door to Small Balcony.

SHOWER ROOM

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light, radiator and extractor fan.

FOUR FLOOR OPEN PLAN LOUNGE DINER

7.43m x 6.12m (24' 5" x 20' 1") comprising:

LOUNGE AREA

2.76m x 3.88m (9' 1" x 12' 9") having upvc double glazed window to rear, radiator and laminate flooring



DINING AREA

4.58m x 6.12m (15' 0" x 20' 1") Having upvc double glazed window to side, tow wall light point, two radiators, laminate flooring and upvc double glazed door to Large Balcony

KITCHEN

2.08m x 2.81m (6' 10" x 9' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, built in oven with 4 ring electric hob and extractor hood over, integrated fridge freezer, washing machine and dishwasher and upvc double glazed window to side.

BALCONY AREA

enjoying stunning panoramic views across Walsall Wharf.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE / SERVICE CHARGE

We understand from the Land Registry that the property is LEASEHOLD for a term of 125 years from 1 July 2002 at an initial ground rent of £125 per annum, doubling every twenty-five years. We understand that the current service charge payable is £2,594.14 per annum, which is for the period 1 April 2023 to 31 March 2024. We have not seen any documentary evidence to verify the foregoing and prospective purchasers are advised to clarify the position via their Solicitors.



FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LAJS/DBH/09/08/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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