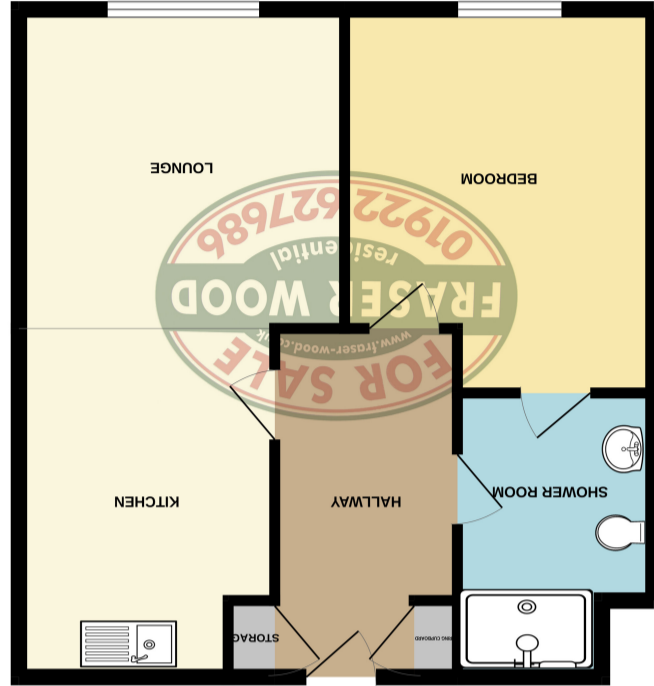




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

These plans have been made to ensure the accuracy of the dimensions of the property. Measurements of doors, windows, rooms and any other items are approximate and are not intended to be used as a guide. The purchaser should verify the measurements and dimensions of the property before completion. The seller, Fraser Wood, does not warrant the accuracy of the measurements and dimensions of the property. The purchaser should verify the measurements and dimensions of the property before completion. The seller, Fraser Wood, does not warrant the accuracy of the measurements and dimensions of the property.

1 BED

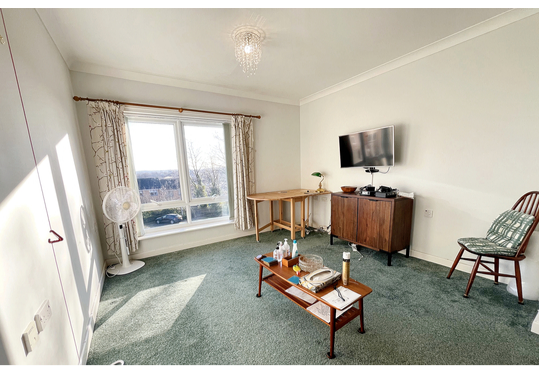


SECOND FLOOR



Flat 45 Deighton Court, 1 Brockhurst Crescent, Walsall, WS5 4QJ

35% SHARE - OFFERS REGION £45,500



45 DEIGHTON COURT, WALSALL

A superb opportunity to purchase a 35% share in this second floor retirement flat within the modern development known as Deighton Court, which is located on the corner of Brockhurst Crescent, convenient for all amenities.

Within the development itself there is a restaurant, hairdressing salon, wellbeing suite, activities room, guest facilities and gardens, and there are local shopping facilities nearby and bus stops located just outside the court providing regular services to both Walsall and West Bromwich town centres.

There are a variety of activities available for residents at Deighton Court, including trips out, art sessions and regular bingo events.

The property stands in well maintained communal grounds and briefly comprises the following:-

SECOND FLOOR FLAT NO 45

RECEPTION HALL

having entrance door, ceiling light point, airing cupboard and additional storage cupboard.

OPEN PLAN LOUNGE/KITCHEN

7.29m maximum x 3.56m maximum (23' 11" x 11' 8") comprising:

LOUNGE AREA having UPVC double glazed window to rear, two ceiling light points and t.v. point.

KITCHEN AREA having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point and extractor fan.



DOUBLE BEDROOM

4.19m maximum x 3.38m (13' 9" x 11' 1") having UPVC double glazed window to rear, ceiling light point and t.v. point.

SHOWER ROOM

having walk-in shower with fitted shower unit, wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail and extractor fan.

OUTSIDE

COMMUNAL GARDENS

and seating area.

COMMUNAL LOUNGE AREA FOR RESIDENTS

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

We understand that the property is LEASEHOLD for a term of 125 years (less 10 days) from and including 7 December 2010 although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

AGE RESTRICTION

We understand that there is an age restriction at the development in that at least one party has to be aged over 60 years and the other over 55 years.



SERVICE CHARGE AND RENTAL

We understand from Housing 21 that the current service charge payable in a sum in the region of ££326.01 per month and the rental for the remaining 65% share is £301.56 per month. In addition, we understand there is a support charge in the sum of £24.79 per month in respect of pullcord emergency system and a utility charge of £99.08 per month in respect of the heating and water. We further understand that the aforementioned charges are reviewed annually in April. The only exclusions are Council Tax and electricity charges. Prospective purchasers are advised to clarify the foregoing information via their legal representative.

ADMINISTRATION FEE

We understand that the purchaser will be required to pay an administration fee to Housing 21 upon completion of the purchase. Prospective purchasers are advised to clarify the amount payable in respect of this via their legal representative or Housing 21.

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.

LS/DBH/11/01/24

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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.

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.