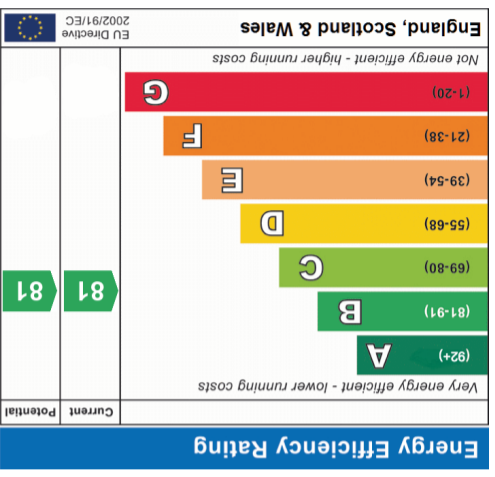




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



Flat 57 Knaves Court, High Street, Brownhills, WS8 6DJ

75% SHARE - OFFERS REGION £110,000



FLAT 57 KNAVES COURT, HIGH STREET, BROWNHILLS

A wonderful opportunity to purchase a 75% share in this retirement flat situated close to all amenities along the High Street, Brownhills, including public transport services to Walsall and Cannock centres.

Within the development is a restaurant, hairdressing salon, small shop, communal lounge and we understand that Knaves Court has a daily activities schedule for residents, together with a full time manager and care staff on site 24 hours a day. There is a charging room for electric scooters and also a communal laundry facility, including washing machines and tumble dryers, which is free of charge for residents use.

The property stands in well maintained communal grounds and has the benefit of communal car parking facilities.

The accommodation of the third floor flat briefly comprises the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with staircase and lift access to the THIRD FLOOR - FLAT 57.

HALLWAY

with security intercom system, linen store and cloaks storage. Additional access door to wet room.

LOUNGE/KITCHEN

23' 10" x 10' 9" (7.26m x 3.28m) comprising:

LOUNGE AREA having UPVC double glazed windows and door to BALCONY.

KITCHEN AREA having part tiled walls, a full range of fitted base and wall cupboards, work surfaces, stainless steel sink, plumbing for automatic washing machine, integrated hob and oven.



BEDROOM NO 1

17' 3" x 9' 4" (5.26m x 2.84m) with UPVC double glazed window and Jack and Jill door to:

WET ROOM

having walk-in shower, w.c., wash hand basin, extractor fan.

BEDROOM NO 2

11' 4" x 8' 3" (3.45m x 2.51m) with UPVC double glazed window.

OUTSIDE

WELL MAINTAINED COMMUNAL GARDENS

COMMUNAL PARKING

SERVICES

Company water, gas, electricity and mains drainage are available at the property. We understand that the whole of the property is serviced by under floor, thermostatically controlled heating. 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 from (less 10 days) from 22 October 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 and the other over 55 years.



SERVICE CHARGE & RENTAL

We understand from Housing 21 that the current service charge payable is a sum in the region of £359.72 per month and there is no rent payable at 75% ownership. In addition, we understand there is a support charge payable in the sum of £25.48 per month in respect of pullcord emergency system and a utility charge of £83.82 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.

SJ/DBH/02/10/23

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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.