





**FLAT 25 FORDBROOK COURT, HATHERTON ROAD, WALSALL**

Conveniently situated one bedroomed, second floor flat, located in heart of the town centre, offered to the market to cash buyers only due to short lease term remaining.

The property affords an excellent opportunity for the discerning purchaser/investment buyer and briefly comprises the following:- (all measurements approximate)

**COMMUNAL ENTRANCE**

with security entry system and stairs leading to the SECOND FLOOR and FLAT 25.

**RECEPTION HALL**

having entrance door, ceiling light point, built-in store cupboard and loft hatch.

**LOUNGE**

3.66m x 3.56m (12' 0" x 11' 8") having UPVC double glazed window to front, ceiling light point and electric storage heater.

**KITCHEN**

2.80m x 1.60m (9' 2" x 5' 3") having inset stainless steel sink unit, fitted wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, appliance space, strip light and UPVC double glazed window to side.



**DOUBLE BEDROOM**

3.59m x 2.66m (11' 9" x 8' 9") having UPVC double glazed window to front, ceiling light point and electric storage heater.

**BATHROOM**

having coloured suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point and extractor fan.

**ALLOCATED PARKING SPACE**

**SERVICES**

Company water, 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 99 years (less 3 days) from 4 April 1985. We have not had sight of the Lease or Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their solicitors.

**SERVICE CHARGE**

We understand from Green Square Accord that the current service charge payable is £92.94 per calendar month. 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](http://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/08/07/24

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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.

