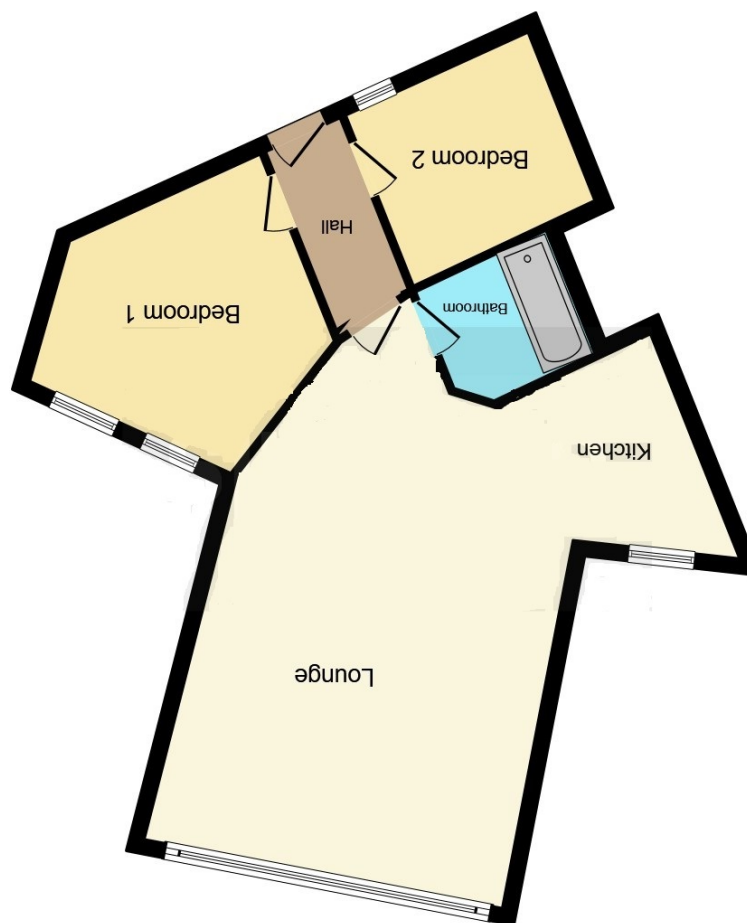


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







**APARTMENT 46, ONE GALLERY SQUARE, WALSALL**

This superbly appointed first floor apartment, located in the heart of the town centre adjoining the prestigious Walsall Art Gallery, within easy reach of all the town centre amenities, including leisure and shopping facilities and commuter rail services to Birmingham City Centre. The property is also within reasonable walking distance of Walsall Manor Hospital.

An internal inspection is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

**COMMUNAL ENTRANCE**

providing access to the first floor - APARTMENT 46.

**RECEPTION HALL**

having entrance door, ceiling light point and security intercom system.

**OPEN PLAN LOUNGE/KITCHEN**

measuring 8.55m x 6.36m (28' 1" x 20' 10") maximum, comprising:

LOUNGE AREA having full width floor to ceiling windows enjoying views over the canal basin, two ceiling light points and wall mounted electric fire.

KITCHEN AREA having inset sink unit, fitted 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, plumbing for automatic washing machine, integrated dishwasher and fridge/freezer and window to rear.

**BEDROOM NO 1**

5.54m x 3.87m (18' 2" x 12' 8") having two double glazed windows to rear and ceiling light point.

**BEDROOM NO 2**

3.18m x 3.01m (10' 5" x 9' 11") having double glazed window to front, ceiling light point and laminate flooring.

**BATHROOM**

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting and extractor fan.

**OUTSIDE**

**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 125 years from and including 1 July 2002 and we have been informed that the current SERVICE CHARGE payable is in the region of £2,500 per annum, which includes the ground rent. Please note, however, that we have not seen any documentary evidence to verify this and prospective purchasers are advised to clarify the position via their solicitors/legal representatives.

**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 C with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/23/03/23

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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.