

01562 886688

Sales, Lettings, New Homes & Commercial

21
St Saviours Court
Worcester Road
Stourbridge
DY9 0HQ



**WALTON
&
HIPKISS**

www.waltonandhipkiss.co.uk

Walton and Hipkiss are pleased to offer For sale a one Bedroom Retirement apartment set within the sought after St Saviours Court development sitting close to Hagley village amenities and train station. Having communal grounds, lawned areas, pathways with lighting leading to front communal entrance with intercom. On entering the Communal Entrance there is a ramp access, lighting, seating areas, laundry area and access to lifts.

The Apartment itself OVERLOOKS the communal garden areas offers Reception Hall, Storage Cupboard, Delightful Sitting Room with doors leading with further doors lead into a well fitted kitchen ONE bedroom and SHOWER ROOM. Viewing highly recommended.

The lease is 125 years from 2002 approximately - approx 102 years left

The service charge of £3,040.50 per annum (approx), includes buildings insurance, general repairs, water rates to include access to the communal laundry room (washing machines and tumble dryers), maintenance and gardening. All residents are provided with an annual expenditure budget. The development also benefits from a house manager.

Service Charge £3,040.50 per year -Ground rent is £394.40 per half year

Council Tax: Band B (Bromsgrove District Council)







IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

HAGLEY
01562 886688

STOURBRIDGE
01384 392371

KIDDERMINSTER
01562 519777



Please phone the appropriate telephone number nearest your area, we look forward to your call.