CHRIS FOSTER & Daughter

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Flat 6 High View, Highgate Road, Walsall, WS1 3JA
Guide Price £72,500

An extremely well presented ground floor *retirement apartment* situated within this popular development for the *over 55s* within the Highgate conservation area within easy reach of local amenities.

* Reception Hall * Lounge/Dining Room * Modern Fitted Kitchen * Two Bedrooms * Luxury Shower Room * Communal Grounds & Parking * Electric Heating * Double Glazed Windows * No Upward Chain * Residents' Lounge & Laundry * 24 Hour Emergency Call System * Guest Suite Available

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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Flat 6 High View, Walsall





Lounge/Dining Room





Modern Fitted Kitchen





Bedroom One

Flat 6 High View, Walsall



Bedroom Two



Luxury Shower Room





Communal Grounds



Communal Grounds



Front Elevation

Flat 6 High View, Walsall

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented ground floor retirement apartment situated in this popular development for the over 55s within the highly regarded Highgate conservation area yet remaining within easy reach of amenities including Walsall town centre.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of electric heating and double glazed windows briefly comprises the following:

RECEPTION HALL
having entrance door, electric storage heater, security intercom to main entrance, two ceiling light points, airing cupboard off and additional walk-in storage cupboard.

LOUNGE/DINING ROOM
5.41m x 3.15m (17'9 x 10'4)
double glazed window overlooking the communal gardens, two ceiling light points and electric storage heater.

MODERN FITTED KITCHEN
3.12m x 2.16m (10'3 x 7'1)
double glazed window to rear elevation, tiled floor, ceiling light point, electric heater, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, space for cooker with extractor canopy over and integrated fridge and freezer.

BEDROOM ONE
4.34m x 2.59m (14'3 x 8'6)
double glazed window to rear elevation, fitted wardrobes and ceiling light point.

BEDROOM TWO
4.34m x 1.98m (14'3 x 6'6)
double glazed window to rear elevation and ceiling light point.

LUXURY SHOWER ROOM
having shower enclosure with electric "Triton" shower over, vanity wash hand basin with storage cupboard below, WC, ceiling light point, extractor fan and aqua panelled walls.

OUTSIDE

COMMUNAL WELL KEPT GROUNDS & CAR PARKING

COMMUNAL FACILITIES
there is a residents' lounge and laundry, lift and stairs access to all floors, 24 hour emergency call system and guest suite available for visiting friends and family.

GENERAL INFORMATION

Flat 6 High View, Walsall

TENURE We understand the property is Leasehold for a term of 120 years from the 1st January 1992 subject to a ground rent of £362.54 per annum and a current service charge of £4020 per annum.

SERVICES All main services are connected with the exception of gas.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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