



## Flat 40 Castle Locks Castle Road, Kidderminster, DY11 6DX

We are delighted to offer For Sale this modern first floor apartment built by St Charles Homes on their Castle Locks Development which comprises a mixture of one and two bedroom apartments. Ideally located within Kidderminster Town centre the property is close to shops, supermarkets, public transport, main road networks and easy access to the Severn Valley Railway Station nearby. The accommodation comprises of a communal entrance, reception hall, open plan lounge / kitchen, two bedrooms and bathroom. The property benefits further from double glazing, electric heating, allocated parking. Book your viewing early to avoid missing out on this fine apartment. Epc Band C.

Offers Around £119,950

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## Communal Entrance

With security intercom and staircase rising to the floors above and entrance door to the apartment on the first floor.

## Entrance Door

Opens in to the reception Hall.

## Reception Hall

Having doors to the open plan lounge and kitchen, two bedrooms bathroom and storage cupboard.

## Open Plan Lounge / Kitchen

13'9" x 12'9" (4.2m x 3.9m)



Having two double glazed windows to the side, electric heater and access to the kitchen area.

## Lounge Area



## Kitchen Area



Having wall and base cabinets with wood effect doors, marble effect work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob, integrated washer dryer, space for domestic appliance, part tiled walls, tiled flooring and double glazed window to the rear.

## Bedroom One

10'2" x 9'10" (3.1m x 3.0m)

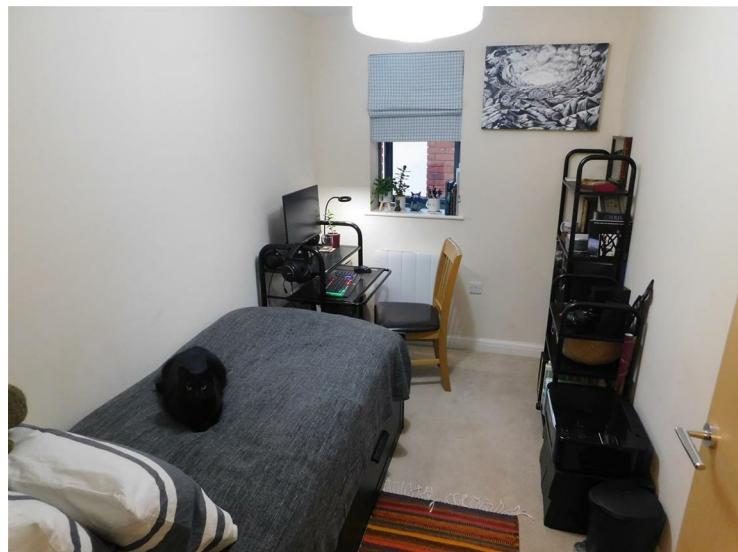


Having a double glazed window to the side, electric heater and fitted wardrobe with sliding doors.

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## Bedroom Two

10'5" x 6'6" (3.2m x 2.0m)



Having a double glazed window to the side and electric heater.

## Bathroom

6'6" x 5'6" (2.0m x 1.7m)



Having a white suite comprising of a panel bath with shower attachment and screen, pedestal wash hand basin, W/C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, shaver socket and double glazed window to the side.

## Allocated Parking

### Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

Lease - 125 Years from 2011

Service Charge - £522.79 Per half year

Ground Rent - £75.00 Per half year

## Council Tax

Wyre Forest District Council - Band A

## Services

The agent understands that the property has mains water /

electricity / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

## Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

## MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Disclaimer

### MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-21/07/2022-V1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	