



This two bedroom apartment on the first floor boast NO UPWARD CHAIN. Formerly a police station dating back to circa 1900's, this building has been completely transformed into a unique development made up of one and two bedroom apartments, with individuality and flare. Situated in the heart of Stourbridge town centre, this beautifully designed apartment would be ideal as a first home, a sound buy to let investment or downsizer's who want an excellent choice of local shops and transport facilities within walking distance. The apartment comes with a long lease and peppercorn ground rent. For further information or to arrange your viewing contact the office on 01384 442464.

Approach

Communal areas included allocated parking space accessed via electric gates. Indoor areas accessed via intercom system and passcode controlled door

Entrance Hall

Electric heater, intercom system, and cupboard off

Lounge

16'8" x 12'9" (5.1 x 3.9)

Double glazed windows to front and side, electric heater, and cupboard off

Kitchen

7'6" max 6'10" min x 13'5" (2.3 max 2.1 min x 4.1)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, extractor hood over, integrated oven, fridge, freezer, dishwasher, washing machine and electric heater

Bedroom One

10'2" x 10'5" (3.1 x 3.2)

Double glazed window to rear, electric heater and built in wardrobe

En suite

Shower, wash hand basin with mixer tap, tiled splash backs, low level w.c, double glazed window to rear, electric heater and extractor fan

Bedroom Two

10'5" x 9'10" (3.2 x 3.0)

Double glazed window to front, eclectic heater

Bathroom

Bath with mixer tap, tiled splash backs, wash hand basin with mixer tap, low level w.c, heated towel rail and extractor fan

Location

The apartment is conveniently located within Stourbridge town centre with local shops, restaurants, local transport links and Stourbridge town train station and bus station.



Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold with 248 years left, Peppercorn Ground Rent and a Service Charge of £1,102.16 annually. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following -

1. Satisfactory photographic identification.
2. Proof of address/residency.
3. Verification of the source of purchase funds.

In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

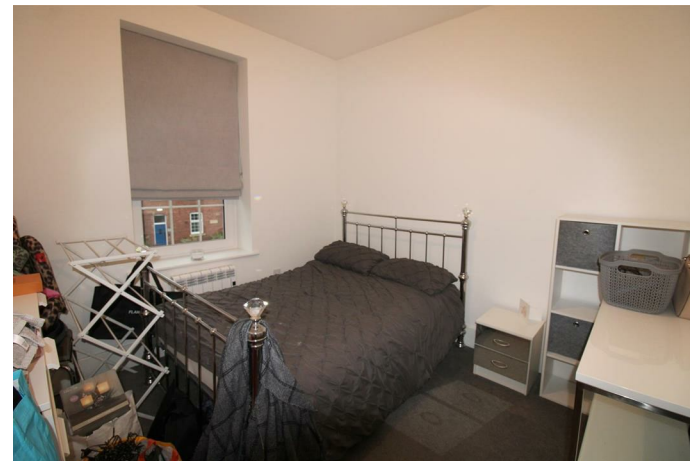
Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

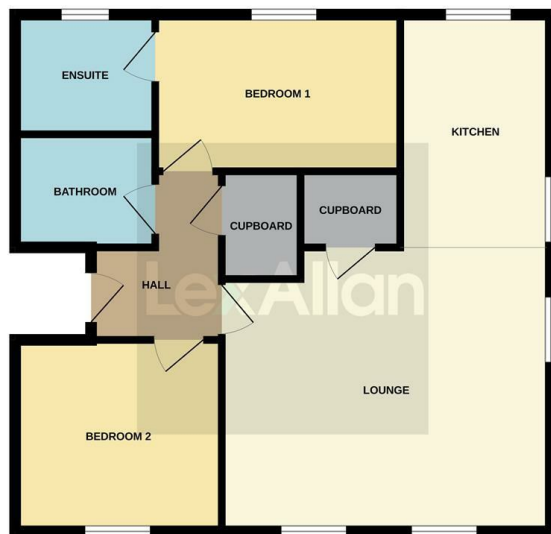
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band B



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Supplier contained here, measurements of plots, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any other prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropex 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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