

21 St Saviours Court Worcester Road, HAGLEY, Worcestershire, DY9 0HQ

£119,500







WALTON & HIPKISS

Full Description
Situated within a well-maintained development, this appealing one-bedroom apartment offers comfortable living accommodation, overlooking the attractive communal gardens.

Upon entering the communal entrance, residents benefit from ramp access, lighting, seating areas, a communal laundry room and lift access, providing convenience and accessibility throughout the development.

The apartment itself comprises a welcoming reception hallway with a useful storage cupboard, leading through to a delightful sitting room overlooking the communal gardens. The fitted kitchen offers practical storage and workspace, while the double bedroom provides comfortable accommodation. Completing the property is a well-appointed shower room.

The development further benefits from a dedicated house manager and well-maintained communal areas, creating a convenient and comfortable living environment. Early viewing is highly recommended to appreciate the accommodation and facilities on offer.

Leasehold Information

Lease: 125 years from 2002, with approximately 101 years remaining.

Service charge: Approximately £3,040.50 per annum.

Ground rent: £394.40 per half-year (£788.80 per annum).

The service charge includes buildings insurance, general repairs, water rates, access to the communal laundry facilities, maintenance and gardening. Residents are also provided with an annual expenditure budget.

Anti-Money Laundering Regulations
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

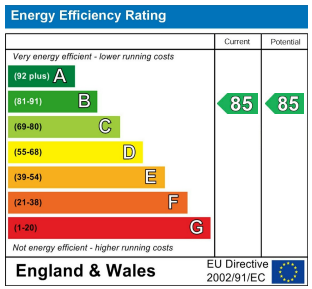
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.





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.

EPC Rating: B
Council Tax Band:



CONTACT

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