

SKITTS

ESTATE AGENTS



**Holborn House, High Holborn, Sedgley
Dudley, DY3 1SP**

£70,000

01902 686868

We Value Your Home



An impressive luxury style apartment at High Holborn Council House building of great character in the heart of Sedgley close to a range of amenities.

This delightful first floor home with two double bedrooms has been well maintained and offers spacious accommodation that must be seen to be appreciated.

The property benefits from an 'Open Plan' style living room with Juliette balcony and Kitchen area with breakfast bar and integrated appliances, a modern bathroom, two bedrooms both with Juliette balconies, underfloor heating throughout, double glazing and allocated parking behind secure gates.

The property is offered for sale with no upward chain.

Council Tax Band B. Energy Rating B. Tenure LEASEHOLD - Term 150 years from 01/01/2006. Ground Rent £100.00 per annum, Service Charge £633.63 per quarter.

Approach By way of gated secure intercom entry system and carport area for parking.

Communal Entrance Having stairs to the accommodation.

Entrance Hall

Open Plan Lounge/Kitchen Area 21' 5" x 16' 3" (6.52m x 4.95m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood, integrated refrigerator, freezer and dishwasher. Plumbing for washing machine, range of fitted wall cupboards, fitted breakfast bar and storage cupboard. Cupboard housing combination boiler, ceramic wall tiles, flush ceiling spot lights, double glazed window and double glazed door with Juliette balcony.

Bedroom One 12' 7" x 9' 7" (3.83m x 2.92m) Having double glazed door with Juliette balcony.

Bedroom Two 12' 7" x 7' 7" (3.83m x 2.31m) Having double glazed door with Juliette balcony.

Bathroom 10' 7" x 4' 8" (3.22m x 1.42m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights and chrome heated towel rail.

Lease Information LEASEHOLD - Term 150 years from 01/01/2006. Ground Rent £100.00 per annum, Service Charge £633.63 per quarter (all figures should be confirmed by your Legal Representative).





TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B
EPC RATING: B

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.



DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and other items are approximate and are not intended to be used for any legal, financial or other purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
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