



**nick tart**

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74 Donnington Grove, Oxley, WV10 6EE

Occupying a prime ground floor position within this modern contemporary block of self-contained apartments constructed by 'Persimmon Homes' in 2015.

This immaculately presented two bedroom property provides a practical and thoughtful layout of living accommodation which in our opinion would prove ideal for first time buyers and must be viewed internally to truly appreciate the quality of accommodation presently on offer. Located behind secure electronic gates yet still offering the convenience of the Stafford Road and further road links beyond the internal accommodation in further detail includes...

**Entrance Porch** having telephone style intercom system, UPVC double glazed window, radiator and two storage cupboards with doors leading too... **Bedroom** with UPVC double glazed window and radiator and door to **En-suite** which has shower cubicle, wash hand basin and WC. **Bedroom** has UPVC double glazed pedestal wash hand basin, radiator, WC, part tiled walls and UPVC double glazed window with obscure glass. **Kitchen area** has a matching range of wall and base units with work surfaces over, 1 ½ sink unit with mixer tap, wall mounted "ideal logic" gas combination boiler, built in electric oven with gas hob and extractor fan over, space for fridge freezer, plumbing for washing machine. **Lounge area** has two radiators and UPVC double glazed window.

### Outside

There is one allocated car parking space within a car park behind secured electronic gates.

**Tenure** – we are advised the property is Leasehold.

125 year lease from 2015 Ground rent £150 PA Service charge includes building insurance £1100PA

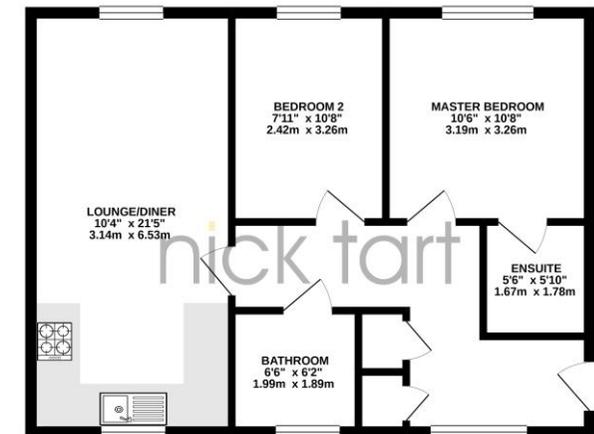
**Services** – we are advised all mains services are connected.

**Council Tax** – Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for guidance only and should not be used as a basis for any legal proceedings. The contents of this plan and any other documents are to be read in conjunction with the particulars of sale and the contract of sale.

### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photo Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot regulate control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 fc

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