



Northgate, Aldridge
Walsall, WS9 8QB

Offers in the Region Of £75,000

Aldridge

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Set within easy reach of the centre of Aldridge with its excellent amenities, this superb first floor retirement apartment offers well-presented accommodation with internal inspection essential to fully appreciate all it has to offer.

Accessed via a communal hallway with security intercom system and lift / stairs to all floors, internal inspection reveals an inviting hallway, light and airy lounge / dining room which gives access to the well-appointed kitchen which features a range of wall / base units and integrated fridge, freezer, oven, microwave and hob.

Completing the accommodation there is a generous double bedroom with fitted wardrobe space and a superb shower room with suite comprising WC, wash basin and shower cubicle with electric shower over.

The complex benefits from an on-site house manager, laundry room and refurbished residents' lounge.

Externally, there are neatly maintained communal grounds and communal parking to the rear. Age restrictions apply - see notes box or contact office for further details.





Property Specification

Hall

Lounge / Diner

5.77m (18'11") x 3.23m (10'7")

Kitchen

2.25m (7'5") x 1.63m (5'4")

Bedroom

4.26m (14') to wardrobe front x 2.65m (8'8")

Shower Room

2.06m (6'9") x 1.65m (5'5")

Communal gardens, parking, laundry and residents' lounge.

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 17th November 2023

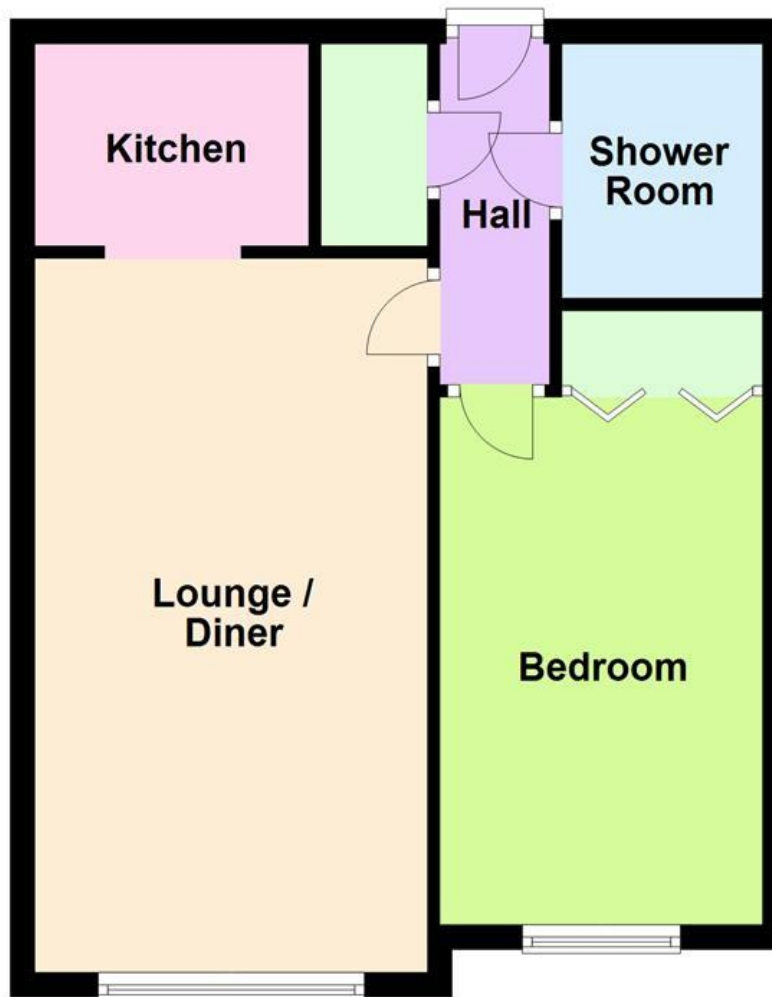
Viewer's Note:

Services connected:	Electricity, water & drainage.
Council tax band:	D
Tenure:	Leasehold 87 years remaining (125 years from 01-04-1988).
Ground Rent:	£500 per annum
Service Charge:	around £3,000 per annum
Restrictions:	Single / principal occupant over 60 Second occupant must be over 55

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

