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homes

78 QUEENSRIDGE COURT, QUEENSWAY, OLDBURY, WEST MIDLANDS, B68 0LE
£101,250





LOCATION

Queensridge Court is a popular retirement complex situated just off Queensway which is handy for amenities including shopping facilities, bus route and pharmacy, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Wolverhampton Road into Queensway, and Queensridge Court is then situated a distance along on the left hand side.

DESCRIPTION

75% share of a retirement flat available with no upward chain. This is a spacious modern style second floor retirement flat set within this purpose built complex, handy for local amenities. There is a secure communal entrance with stairs and lift to all floors. Flat 78 provides the following accommodation :- Entrance hall (with useful built in storage), superb open plan lounge and fitted kitchen area (having integrated oven/hob). 2 double bedrooms and shower/wet room. The complex provides communal residents parking (offered on a first come, first served basis), there are pleasant communal gardens, residents lounge and cafe available. Double glazed and electric heating. EPC Rating: C.

Communal Entrance

To enter the development there are secure doors leading to the communal areas and corridors. In this area is a lounge and this in turn leads to the lifts serving all the floors. Taking the lift to the second floor where you will find Flat 78.

Front door leads to Entrance Hall

Having 2 storage cupboards, lighting and doors to all rooms

Open Plan Lounge/Kitchen 24' 4" x 10' 6" max into recess (7.41m x 3.20m)

Front facing and overlooking the car park and communal gardens

Lounge Area

UPVC glazed double doors that open out overlooking the aforementioned car park and gardens, covered ceiling, 2 ceiling lights, leading to kitchen area



Kitchen Area

One and half bowl sink unit, work surfacing with splash tiling, built in Zanussi oven, built in hob with cooker hood over, wall and floor mounted units, ceiling light

Bedroom One 16' 6" x 9' 2" (5.03m x 2.79m)

Front facing, pendent ceiling light, door to shower/wet room

Shower/Wet Room

Fitted with a white suite, shower area, WC, pedestal wash hand basin, part tiled walls, emergency cord, ceiling light

Bedroom Two 11' 3" x 8' 3" (3.43m x 2.51m)

Front facing, pendent ceiling light

Tenure

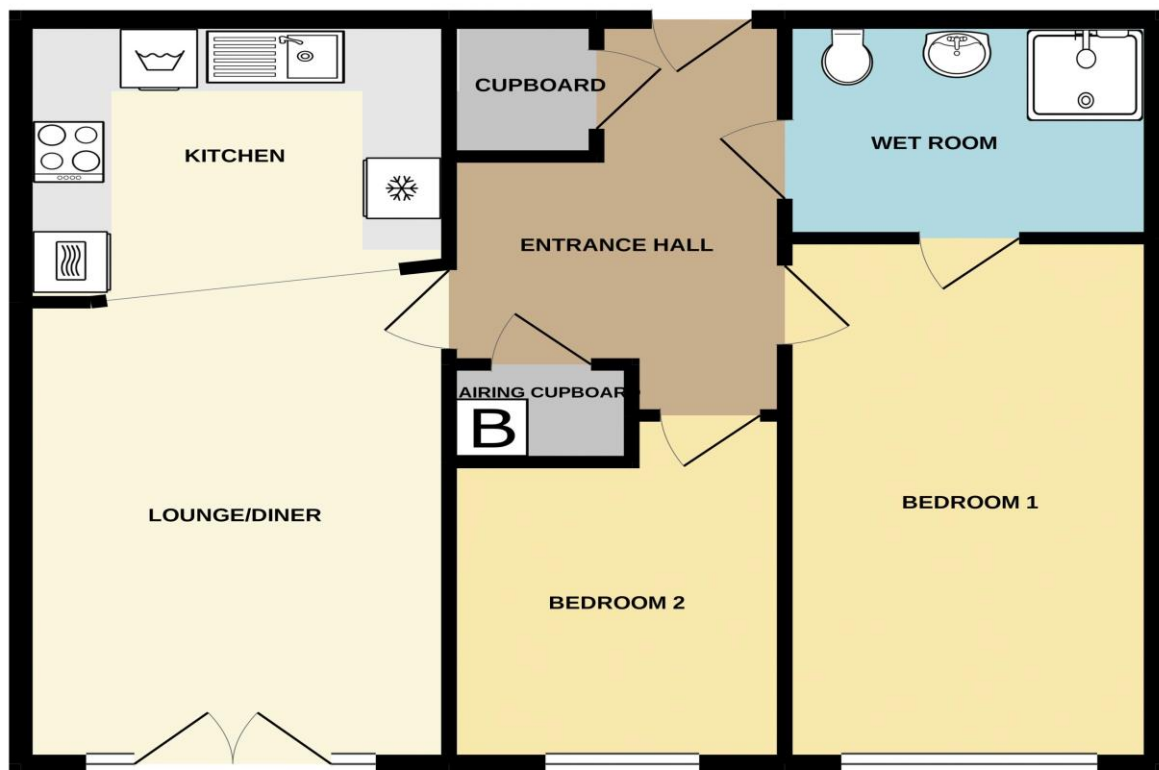
The agents understand this is a retirement complex for over 55's, and the purchase price is for a 75% share. The vendors advise the property is Leasehold with a current monthly service charge of £280.88. The vendors also advise there is currently approx 115 years currently left on the Lease. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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