



**PIPER PLACE, AMBLECOTE
STOURBRIDGE DY8 4DF**





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Available with **NO UPWARD CHAIN** and situated upon a **MOST PROMINENT** and **CONVENIENT ADDRESS** in **STOURBRIDGE**, stands this **DECEPTIVELY SPACIOUS THREE BEDROOM TOP FLOOR APARTMENT**. Whilst requiring some modernisation works, the property has **GAS CENTRAL HEATING, DOUBLE GLAZING** and comprises in brief; Entrance hallway, lounge with outdoor balcony, kitchen, three generous bedrooms and bathroom with separate adjoining w/c. The property is further accompanied with a secure outside store and a security intercom system for access in and out of communal areas. To arrange a viewing at the very earliest convenience, do not hesitate to contact Taylors Estate Agents **STOURBRIDGE** office. Council Tax Band **A**. We are advised the property is **LEASEHOLD** and the details are as follows; Lease length (92 years remaining). Ground Rent (£10.00 Per Annum). Service Charge (£1243.38 Per Annum).

In further detail the accommodation is on one level and comprises;

ENTRANCE HALLWAY 16'3" (max) x 7'5" (max)
Having composite front door, a gas central heating radiator, two built-in cupboard stores, wall-mounted security intercom system, ceiling lighting and doors to all accommodation.

LOUNGE 14'5" (max) x 13'0" (max)
Entered through a door from the entrance hallway, having feature fireplace, a gas central heating radiator, UPVC double glazed window unit to outside aspect, double glazed patio door to outside balcony and ceiling lighting.

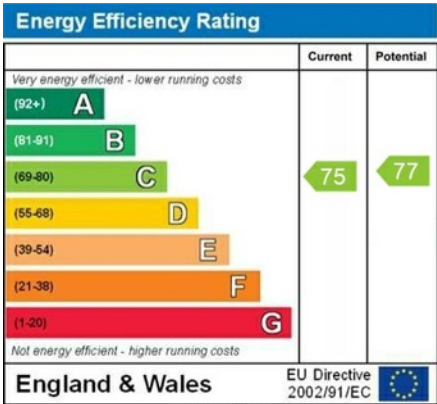
KITCHEN 10'1" (max) x 9'7" (max)
Entered through a door from the entrance hallway. At floor level, a good range of base units having both cupboard and drawer storage, plumbing for washing machine, space for gas/electric cooker with hob combination, space for larder-style fridge-freezer combination. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, wall-mounted cupboard units, boiler, splashback tiling, strip ceiling lighting and a UPVC double glazed window unit to outside aspect.

We are advised that the property is **LEASEHOLD** and the details are as follows;

LEASE LENGTH - We are advised that the property has 92 years remaining on the lease.

SERVICE CHARGE - We are advised that the service charge is £1243.38 per annum.

GROUND RENT - We are advised that the ground rent is £10.00 per annum.





BEDROOM ONE 13'0" (max) x 10'5" (max)

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed window unit to outside aspect, loft hatch to loft space and ceiling lighting.

BEDROOM TWO 13'5" (max) x 8'2" (max)

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed window unit to outside aspect and ceiling lighting.

BEDROOM THREE 12'10" (max) x 6'5" (max)

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed window unit to outside aspect and ceiling lighting.

BATHROOM 5'5" (max) x 4'10" (max)

Entered through a door from the entrance hallway, appointed with a fitted bath with overhead shower, tiled bath panel and hot/cold tap combination, pedestal wash hand basin with hot/cold tap combination, wall tiling, obscure UPVC double glazed window unit to outside aspect and ceiling lighting.

W/C 5'5" (max) x 2'7" (max)

Entered through as door from the entrance hallway and located adjacent to the bathroom, having a high-level flush toilet, obscure UPVC double glazed window unit to outside aspect and ceiling lighting.

OUTSIDE

The property is conveniently located in a highly prominent and popular address, not far from Stourbridge Town Centre. On approach, the block has a secure intercom communal front door leading to stairs both down and up to the respective in-block apartments. Furthermore, located outside are secure storage units for each resident.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **LEASEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other 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 Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

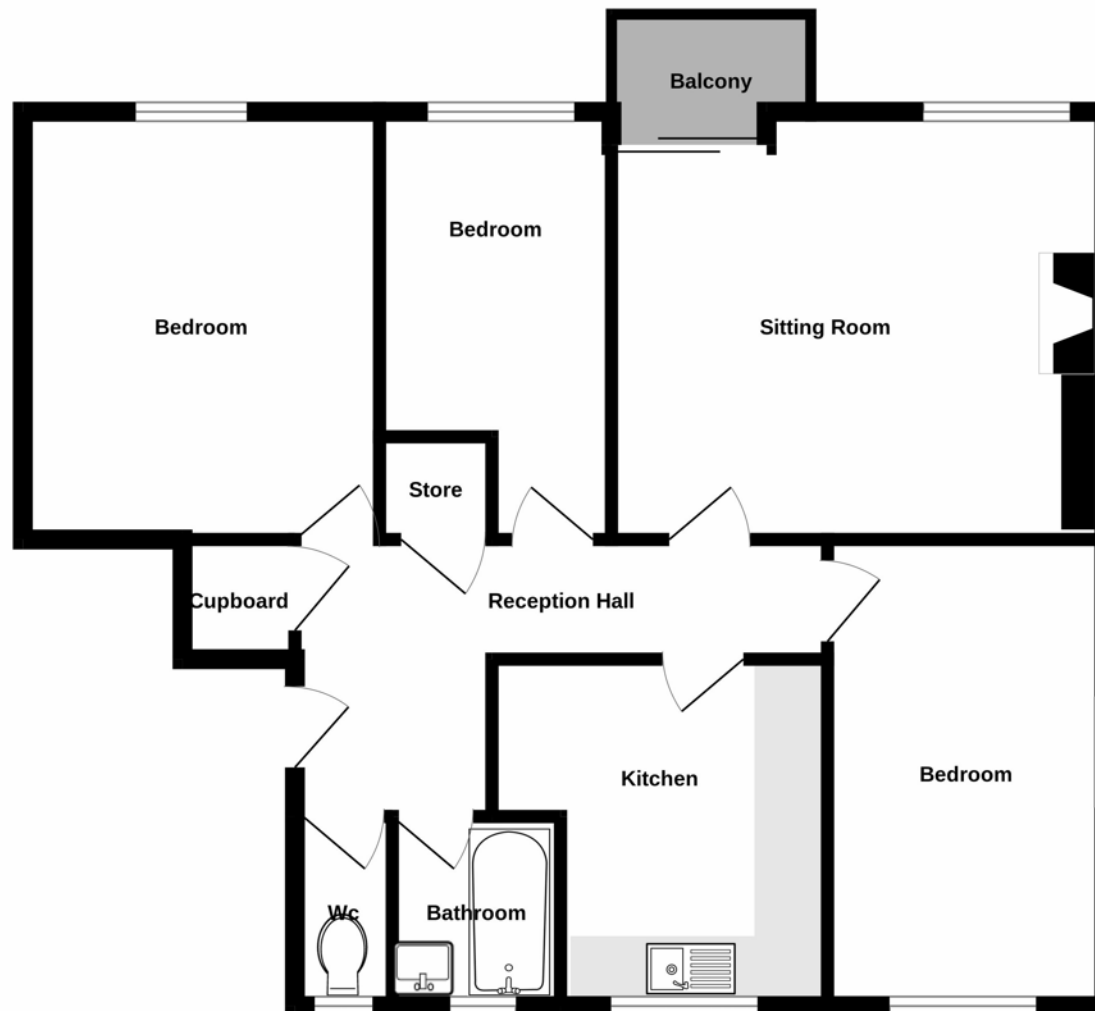
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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