



Bartlams

27 The Limes, Churns Hill Lane, DY3 4LX

# £ 230,000

**\*\*NO UPWARD CHAIN\*\*** Particularly spacious two bedroom, two bathroom modern style second floor apartment for the over 55's pleasantly positioned within the popular village of Himley, handy for facilities at nearby Wombourne and easily accessible to towns of the conurbation including Dudley, Kingswinford and Stourbridge. This apartment boasts the unique advantage of owning a share of the freehold and a share of the management company allowing for the lease length to be extended at any time for no extra cost and the ground rent reduced to peppercorn. Entry to this fabulous apartment is through a secure entry phone system located on the ground floor which also benefits lift and stair access to the second floor. This apartment showcases an airy porch leading to a hallway featuring plenty of built in storage areas and a boarded loft offering a vast amount of storage space. The open-plan living space provides a spacious sitting area with a picturesque field view, a dining area and a beautifully fitted kitchen that is only five years old with wall and base units and work tops over, also benefitting an integrated cooker and space for a washing machine and fridge freezer. To the other end of the hall is the principal bedroom that benefits a walk-in wardrobe area and an en-suite shower room with a walk-in shower, WC and wash hand basin. The second bedroom is adjacent to the principal, showcasing built in storage and a field view from the window. The recently fitted main shower room is positioned in the centre of the apartment featuring a large walk-in shower along with a fitted WC and wash hand basin. This stunning apartment stands in communal grounds and benefits from two allocated parking spaces on a private car park that can only be used by residents. We are advised by our client that this property is; Leasehold (with a share of the freehold), Service Charge: approx £1416.93 paid half yearly, Current Lease remaining: 977 years (999 years from 2002), Council Tax Band - C, EPC - C

- **BENEFITS A SHARE OF THE FREEHOLD AND MANAGEMENT COMPANY.**
  - **NO UPWARD CHAIN.**
    - **OVER 55'S.**
  - **SECOND FLOOR APARTMENT.**
  - **BEAUTIFUL FIELD VIEW.**
    - **LIFT ACCESS AND SECURE ENTRY PHONE SYSTEM.**
- **SERVICE CHARGE: APPROX £1416.93 PAID HALF YEARLY. GROUND RENT: £0.**
  - **LEASEHOLD. CURRENT LEASE OF LENGTH: 977 YEARS.**



Leasehold  
COUNCIL TAX BAND - C  
EPC RATING - C

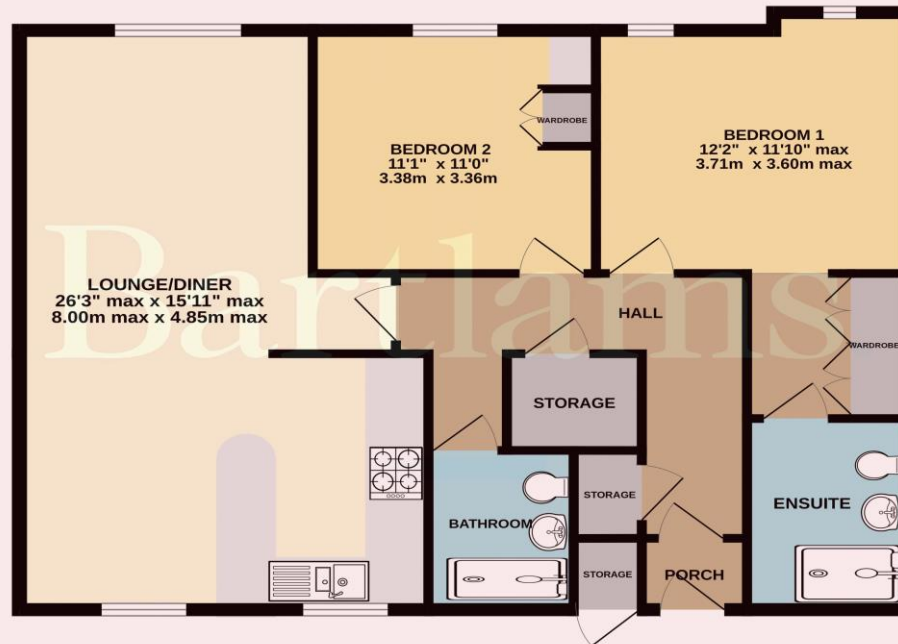
**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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 contact 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.

**Bartlams**



SECOND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
 Made with Metropix ©2024

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS  
ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

House on the Green High Street Wombourne Wolverhampton Staffordshire WV5 9DP

01902 894141

wombournesales@bartlams.co.uk

www.bartlams.co.uk



