



nick tart

www.nicktart.com

37 Farthings Court, Bridgnorth



Attractively priced is this first floor retirement apartment in the heart of Bridgnorth.

Available to people 55 years of age and over the property benefits from having no upward chain and comprises in brief of an entrance hall, 20ft sitting/dining room, kitchen with built in appliances including a fridge & freezer, double bedroom with fitted wardrobe and the bathroom.

UPVC double glazing and electric heating.

Residents parking as well as the use of a communal lounge and laundry facilities.

Services

All mains services are connected, electric heating.

Council tax band B.

Energy performance rating TBC.

The tenure is Leasehold – 110 years remaining as of 2023.

Service Charge is payable March and September in the sum of £1737.00 per half year.

Ground Rent is payable March and September in the sum of £212.50 per half year.

GUIDE PRICE £85,000

Directions

Farthings Court is situated on the corner of the Kings Loade development on the Junction with the B4555 Highley Road. The post code for the property is WV16 4DA



Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

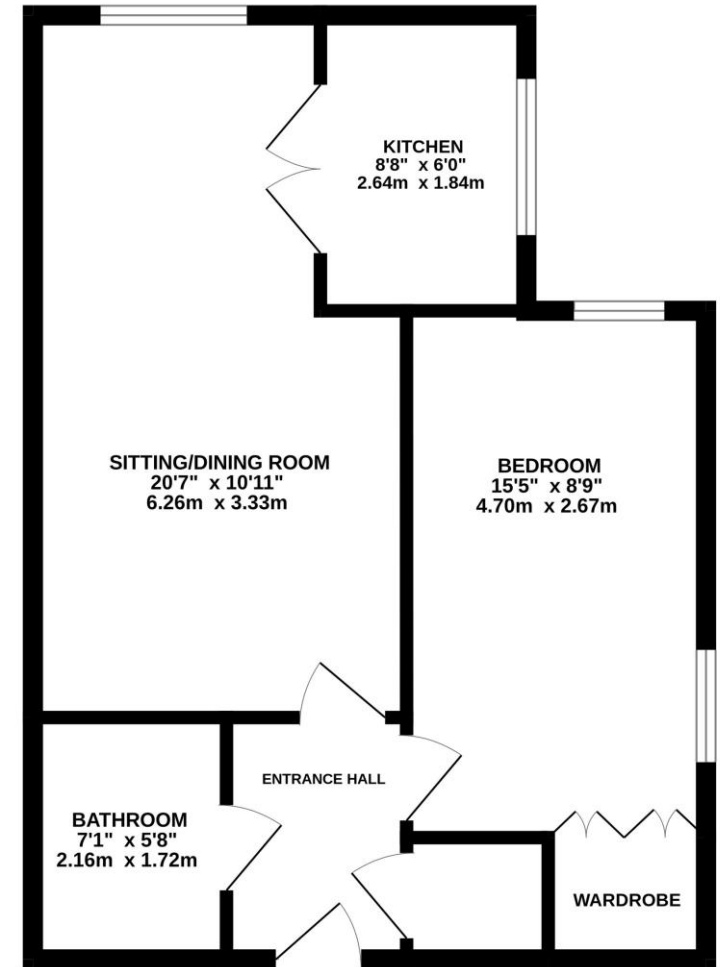
Anti Money Laundering & Proceeds of Crime Acts:

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.

.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. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. 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 guarantee boundaries, rights of way or compliance with local authority planning or building regulation 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 future. You must make local enquiries and searches.

FIRST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.

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.
Made with Metropix ©2023

nick tart

9 Whitburn Street, Bridgnorth, WV16 4QN

T: 01746 711442 E: bridgnorth@nicktart.com

Follow us on
Facebook

Nick Tart Estate Agents - Bridgnorth

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

