


Taylors

## KINGSWINFORD, 48 Larch House, High Street

Guide Price £55,000

2 1 1









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with RESIDENT & SHARED VISITOR CAR PARKING SPACE, offering a WELL APPOINTED and GOOD SIZED 'OPEN PLAN' layout. The UPVC DOUBLE GLAZED accommodation, is approached via a communal lobby with intercom and comprises: Reception Hall, Large open plan Lounge/ diner through to Kitchen with built in appliances, TWO BEDROOMS and refitted Shower Room. All set within maintained grounds and communal areas. Tenure: Leasehold - approx 116 years remaining. Ground rent currently £350.00 per annum, reviewed every 5 years. Service charge currently: £1837.12 per annum, reviewed yearly. Construction: sectional concrete. Services: mains electric, water and drainage connected. Council Tax Band - A. EPC: C. KINGSWINFORD OFFICE.

**Reception Hall** - 3.1m x 2.01m (10'2" x 6'7")

**Kitchen** - 3.84m x 3.1m (12'7" x 10'2")

**Lounge Diner** - 3.81m x 2.95m (12'6" x 9'8")

**Bedroom 1** - 5.05m x 2.97m (16'7" x 9'9")

**Bedroom 2** - 3.73m x 1.8m (12'3" x 5'11")

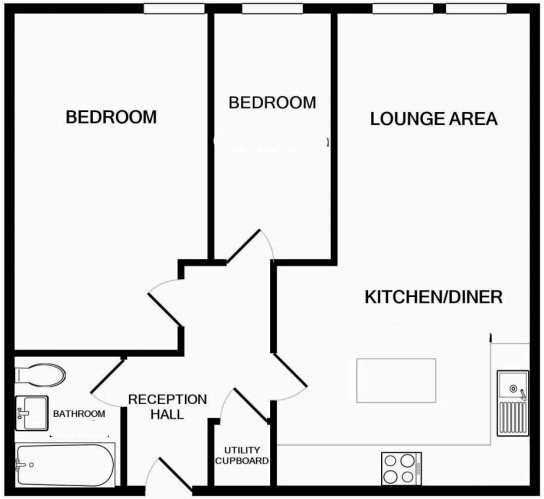
**Shower Room** - 2.08m x 1.68m (6'10" x 5'6")



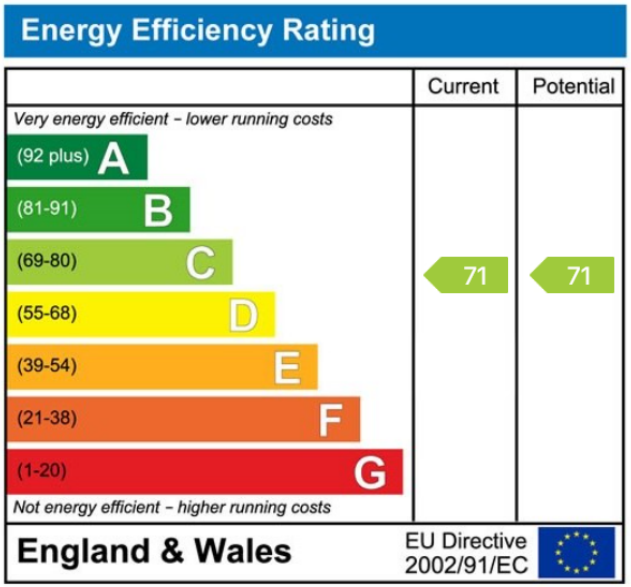




- FOR SALE BY MODERN METHOD OF AUCTION
- APARTMENT
- TWO BEDROOMS
- NO UPWARD CHAIN
- LIFT & STAIR ACCESS
- UPVC DOUBLE GLAZING
- SYLISH 'OPEN PLAN' LAYOUT
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED RESIDENT PARKING
- CONVENIENT FOR VILLAGE AMENITES




LARCH HOUSE, DY6 8BF
Measurements are approximate. Not to scale. Illustrative purposes only
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