



Perrywood
Walden Road
AL8 7PZ

 2 Bedrooms

 1 Shower Room

 1 Reception Room

 Allocated Parking

 Private Patio & Beautiful
Communal Gardens

 EPC Band E

Council Tax Band D

£2,184.15 Apr 24/Mar 25.

Leasehold: 125 years from 1 January 1988.

89 years remaining.

Please note: the vendor is in the process of extending the lease to 999 years, dated from 1/1/1988.

Ground Rent: £50 rising to £250 pa.

Service Charge: £1,500 pa (includes outside maintenance, buildings insurance).

Guide Price

£450,000 Leasehold

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Situated just a short stroll from the town centre with its wide range of amenities, this fully refurbished two bedroom bungalow boasts allocated parking, beautiful communal grounds and a private patio.

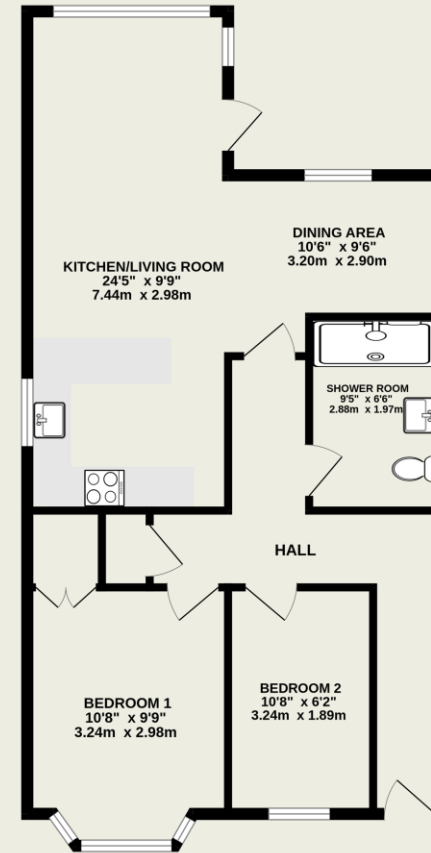
Description

Situated in a sought after West Side location, this rarely available bungalow is located in an exclusive over 55's development surrounded by well-kept mature gardens along with allocated parking. The accommodation has been fully refurbished throughout with a high specification and quality feel and finish including solid wood flooring, granite work surfaces in the kitchen, new oil-filled radiators and uPVC double glazed windows and doors. Internally, the hallway has a useful storage cupboard and two access points to the loft. To the rear and with a bay window and access door onto the sunny and private patio, the living/dining room is a great size and is open-plan to the kitchen which has numerous storage cupboards, integrated appliances and a breakfast bar. The bay windowed principal bedroom is a generous double with fitted wardrobes and the second is a good size single. Both are served by a spacious and well-appointed shower room.

Agent's Note: There are residents' parking restrictions in the area as follows: Mon-Fri 9am-11am.

Location

Perrywood, situated at the top of Walden Road is one of the most popular turnings in the heart of the West Side, conveniently placed for access to the town centre's amenities including mainline rail services, Waitrose and John Lewis. The outlook to the rear of the property is over mature trees, offering a high degree of privacy and a sunny communal garden aspect. Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within close walking distance.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

The floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information

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