



**Bartlams.**

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Flat 20, Pendene Court, 253 Penn Road - WV4 5UZ

Offers in Region of **£79,950**





## Flat 20

Pendene Court, Wolverhampton

This beautifully presented and fully refurbished over-60s one-bedroom first-floor apartment is offered to the market with no upward chain and is ideal for those seeking comfortable, low-maintenance living within a friendly community. The development sits within attractive communal grounds and benefits from a large car park, a residential house manager, a 24-hour emergency call system, a guest suite, and a large communal lounge.

The apartment itself is located conveniently close to the lift and has been newly redecorated with new electric radiators, fresh carpets and full redecoration throughout. As you step inside, there is an entrance hall with access to all rooms and a useful storage cupboard. The living room is a bright, generous space and leads through to the newly fitted kitchen, which forms part of the property's full refurbishment, the kitchen includes an integrated Bosch electric hob and oven, integrated fridge/freezer, wall and base units, a sink with drainer.

The bedroom is an impressive size, stretching the full depth of the property, and includes a large fitted wardrobe with full-length mirrored bi-fold doors. Completing the accommodation is a beautifully re-fitted shower room, with an enclosed shower, WC, wash-hand basin and an electric heated towel rail.







## Flat 20

Pendene Court, Wolverhampton

Residents also benefit from excellent on-site facilities including the large communal lounge, a fully-equipped communal laundry room, and a guest suite for visitors. Externally, residents can enjoy the beautiful landscaped communal gardens and a large car park. The property is leasehold, with approximately 100 years remaining.

Service charge: £3,872.46 per year (payable every six months)

Ground rent: £724.43 per year (payable every six months)

Council Tax Band: B

EPC: B

- NO UPWARD CHAIN
- OVER 60'S ONE BEDROOM APARTMENT. STUNNINGLY PRESENTED THROUGHOUT WITH NEW FITTED KITCHEN AND SHOWER ROOM
- LARGE CAR PARK
- BEAUTIFUL COMMUNAL GARDENS
- APARTMENT LOCATED CLOSE TO LIFT
- 24 HOUR EMERGENCY CALL SYSTEM
- RESIDENTIAL HOUSE MANAGER
- COMMUNAL LAUNDRY ROOM AND GUEST SUITE
- SERVICE CHARGE - £3,872.46 AND GROUND RENT - £724.43. BOTH PAYABLE PER 6 MONTHS.
- LEASEHOLD. 100 YEARS REMAINING. COUNCIL TAX BAND - B. EPC - B

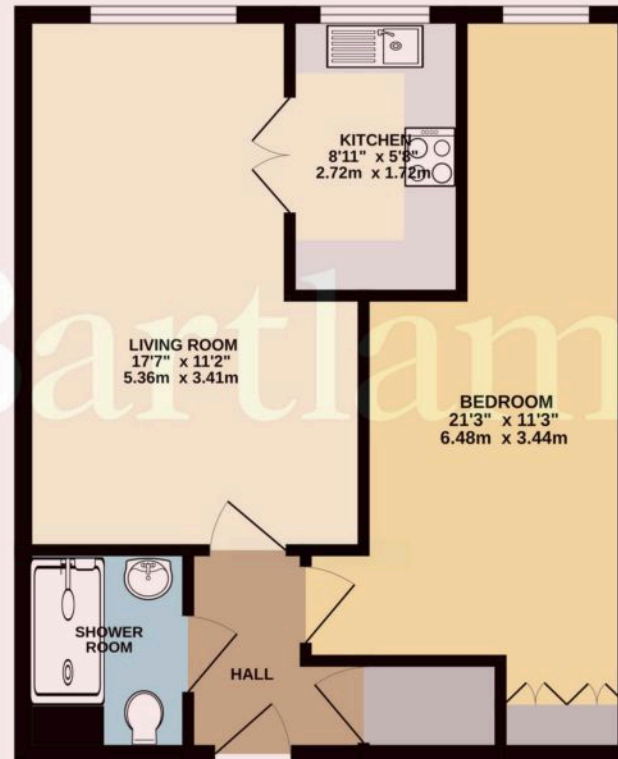
B.







FIRST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 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.  
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# Bartlams

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