

PRICE REDUCTION



McCarthy & Stone
RESALES



11 Algar Court Penn Road, Wolverhampton, WV4 5UP
Offers in excess of £150,000 LEASEHOLD

For further details
please call 0345 556 4104

11 Algar Court Penn Road, Wolverhampton, WV4 5UP

An immaculately presented and spacious one bedroom retirement apartment with a GARDEN FACING WALK OUT BALCONY- part of the McCarthy & Stone retirement living range, offering independent living.

Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system is wall mounted within the hall. From the hallway there is a door to a walk-in storage cupboard, housing the boiler and washing machine. Ceiling light point, smoke detector, security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

A bright and airy living which boasts a Juliette balcony overlooking the landscaped gardens. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed double doors lead into the separate kitchen.

Kitchen

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap sits beneath a large double glazed window fitted with roller blind, over looking the landscaped gardens. Built-in oven and room above for a microwave. Ceramic hob and extractor hood. Integrated fridge/freezer and under unit lighting.

Bedroom

The double bedroom features a walk-in wardrobe as well as having ample space for additional bedroom furniture/storage. Ceiling lights. Power, TV and phone points. Double glazed window.

Shower Room

Fully tiled room with suite comprising; shower cubicle with grab rails; WC; vanity unit with inset sink; fitted mirror above. Emergency pull-cord.

Algar Court

Located in the metropolitan area of Wolverhampton, this modern retirement living development built by McCarthy & Stone offers a collection of 17 one bedroom apartments, and 21 two bedroom apartments exclusively designed for those over the age of 60. Local travel services give access to many surrounding areas of interest including Tettenhall, Walsall, Birmingham, Dudley, West Bromwich and Dunstall Hill.

This development has plenty of local amenities located right on your doorstep. Algar Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (except plot 14). The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they

can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent

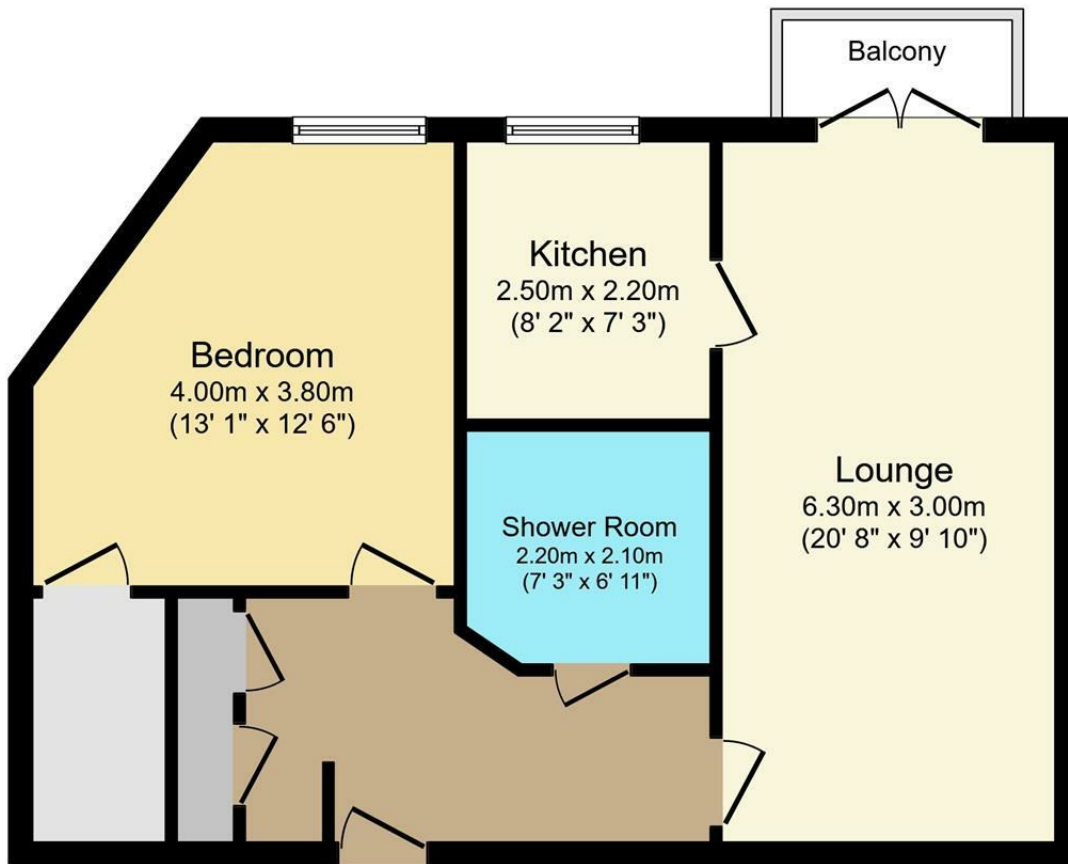
Annual fee - £425

Lease Length

999 years from 1st June 2015







Floor Plan

Floor area 56.0 sq. m. (603 sq. ft.) approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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