



26 Bay Avenue
Bilston, WV14 0TT

Asking Price £125,000

Property Description

A MODERN FIRST FLOOR APARTMENT, CLOSE TO BILSTON TOWN CENTRE.

Benefiting from gas central heating, double glazing and offering: one allocated parking space, communal entrance, stairs up to the first floor entrance door, entrance hall, living room with French doors to a Juliet balcony kitchen, two bedrooms, family bathroom and en-suite shower room.

Within walking distance to a local METRO stop, great transport links, close to local shops and schools.

Offering no upward chain. EPC - B / CT - B

Communal Entrance

Having stairs to first and second floors, with property entrance door situated on the first floor.

Entrance Hall

Having central heating radiator and storage cupboard.

Lounge

4.52m x 3.91m (14'9" x 12'9")

Having two central heating radiators, double glazed window, French doors leading to the Juliette balcony and archway to kitchen. Coving.

Fitted Kitchen

3.25m x 2.28m (10'7" x 7'5")

Having inset 1 1/2 bowl stainless steel sink and drainer with fitted base units and decorative laminate work tops. Built-in oven 'Brandt' with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, wall mounted 'Baxi' combination boiler, ceramic wall tiles and double glazed window to front. Laminate flooring.

Bedroom One

3.76m x 2.74m (12'4" x 8'11")

Having central heating radiator, double glazed window and built-in wardrobes.

En-suite

3.78m x 1.37m (12'4" x 4'5")

Having shower cubicle with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall tiles, double glazed window, chrome heated towel rail and extractor fan.

Bedroom Two

2.59m x 2.01m (8'5" x 6'7")

Having central heating radiator and double glazed window.

Bathroom

2.31m x 1.90m (7'6" x 6'2")

Having white suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan and central heating radiator.

Outside

Allocated Parking space and communal bicycle storage.



Disclaimer

Current marketing photos are evident from when the property was originally let in late 2021. New marketing photos will be obtained at a later date.

Lease Information

- 104 years remaining on the lease
- £100.00 ground rent applicable.
- £1,400.00 service charges applicable.

Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



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