



Bloore King & Kavanagh

Sales & Lettings



7 Station Close
Tenbury Wells, WR15 8PG

Asking Price £87,000

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£87,000 for 40% Share of the Leasehold

The Property

A beautifully presented two bedroom property set in a cul de sac location with driveway parking. Kitchen/diner, living room, downstairs wc and family bathroom upstairs. The rear gardens have gated access, patio area and a lawned area.

Double glazing, mains drainage and electric heating.

This is an ideal opportunity to purchase 40% of the leasehold under a shared ownership scheme.

The monthly rent is £359.96 and the service charge is £82.61

EPC: C // Council Tax Band: C



Entrance Hallway

18' 4" x 6' 7" (5.6m x 2m including stairs)

laminated flooring, electric radiator, stairs to first floor and under stairs cupboard

Cloakroom

WC and hand wash basin

Living Room

14' 9" x 9' 2" (4.5m x 2.8m)

a lovely spacious room having a fitted carpet, log burning stove and window to the front elevation

Kitchen/Diner

8' 6" x 16' 5" (2.6m x 5m)

fitted wall and base units with laminate work tops, built in electric oven, electric hob and chimney style extractor over, space and plumbing for a washing machine, space for a tall fridge/freezer, space for a table and chairs, door to rear gardens



First Floor Landing

Access to loft space with a loft ladder, cupboard over the stairs housing the hot water tank with timer, fitted carpet, window to the side elevation

Bedroom One

14' 9" x 9' 2" (4.5m x 2.8m)

double bedroom with a fitted carpet, tv point and window to the front elevation



Bathroom

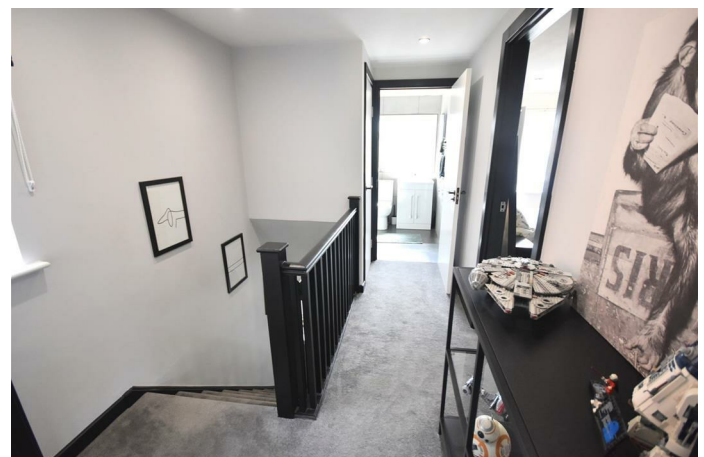
Bathroom 6' 3" x 6' 11" (1.9m x 2.1m)

white suite comprised of wc, pedestal basin, shower bath with an electric shower and glass shower screen, chrome towel radiator, window to the front elevation

Bedroom Two

Bedroom Two 8' 6" x 9' 2" (2.6m x 2.8m at widest point)

double bedroom with a fitted carpet and two windows to the rear elevation



Rent, Service Charge, Lease details & General Info

The monthly rent is £339.96 and the service charge is £82.61. Total monthly charge payable to Citizen Housing who act as the landlord for the remaining 60%. Please note, this property has an 80% restriction lease which means you cannot staircase over 80%. Available for £87,000 for a 40% share based on the marketing figure of £217,500.

Multi Fuel Stove - HETAs Compliant

Septic Tank: Communal Septic Tank - managed by Citizen Housing

Outside

There is driveway parking for two cars and gated access to the rear garden. There is a patio seating area, lawned area and the garden is low maintenance.

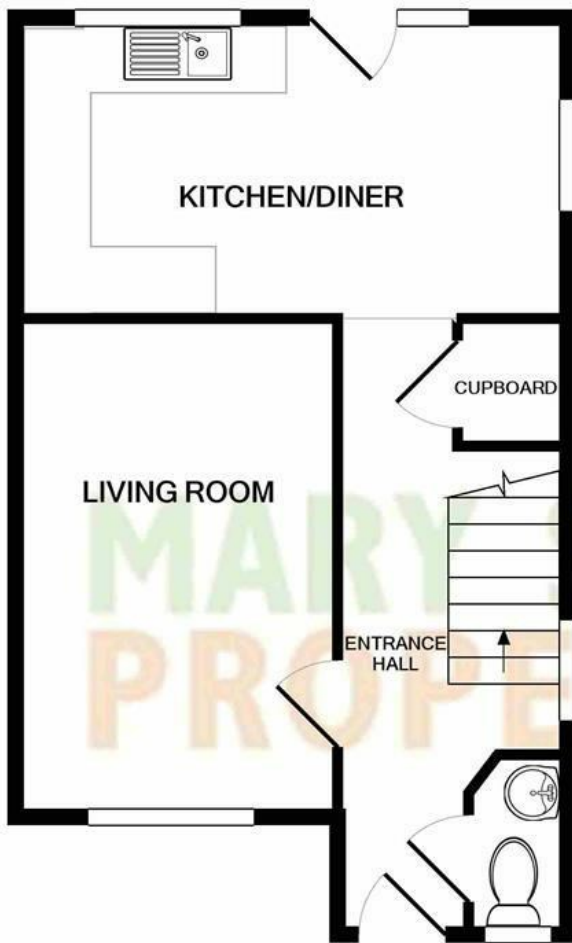
Brochure Declaration

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.





GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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