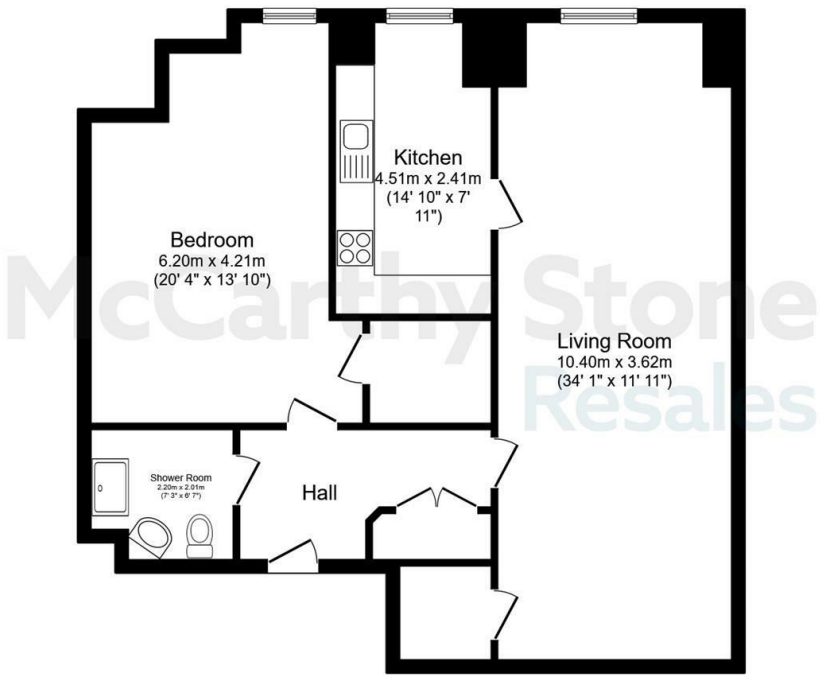


31 Algar Court

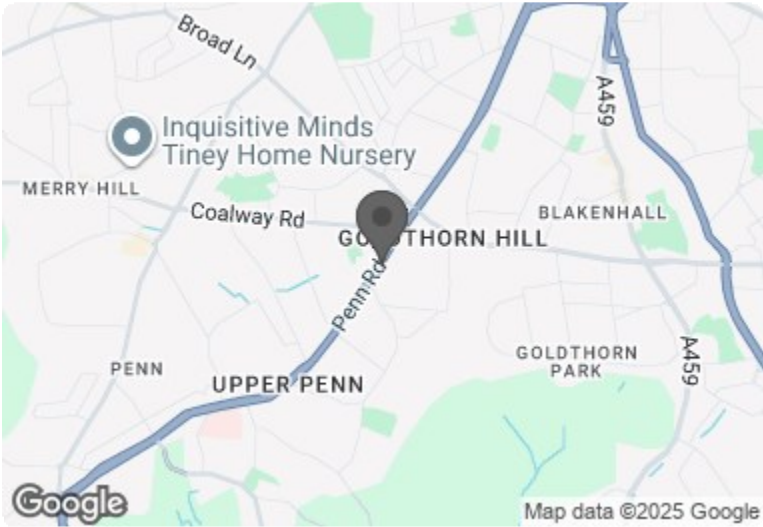
231 Penn Road, Wolverhampton, WV4 5UP

PRICE  
REDUCED



Total floor area 87.7 m² (944 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



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	



PRICE REDUCTION

Asking price £154,950 Leasehold

VIEWING IS HIGHLY RECOMMENDED on this well presented and generous sized apartment. Located on the THIRD FLOOR having LIFT ACCESS TO ALL FLOORS.

The accommodation briefly comprises of a welcoming entrance hallway, spacious living room with ample room for dining, modern fitted kitchen with integrated appliances, a generous double bedroom with walk in wardrobe and a tiled shower room.

Part of our RETIREMENT LIVING range of properties for over 60's

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Algar Court, 231 Penn Road,

## 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 things and make you feel at home. 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.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.



- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Entrance Hall

Front door with spy hole leads to a welcoming 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, good sized living room having an attractive feature fireplace with inset electric fire makes a lovely focal point. TV and telephone points. Two ceiling lights. Raised electric power sockets. Having a useful storage cupboard. Ample space for dining.

Partially glazed double doors lead into the separate kitchen.

## Kitchen

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven and space above designed for a microwave. Ceramic hob and extractor hood. Integrated fridge/freezer and under unit lighting. Double glazed window.

## Bedroom

A generous double bedroom having the benefit of a walk-in wardrobe with shelving and hanging rail. 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.



# 1 Bed | £154,950

## 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.

Service charge: £2,670.54 per annum (up to financial year end 30/09/2025).

## 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.

## Lease information

Lease length: 999 years from 1st June 2015

Ground Rent: £425 per annum

Ground Rent Review -1st June 2020

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

