

# PTN Estates

Residential Sales & Lettings



63 High Street, , Kingswinford, DY6 8BF

£65,000

LOOKING FOR INVESTORS AS APARTMENT BEING SOLD WITH TENANT ON A NON QUALIFYING LEASE

A most impressive top floor modern apartment within this stylish block  
 Within easy reach of the Park, local shops, amenities and a regular bus route

Currently rented out at £675 per calendar month

This spacious accommodation includes open plan living kitchen area with built in oven, hob and extractor hood, plumbing for automatic washing machine, double bedroom and bathroom with shower over bath.

Benefits include low tariff electric heating and UPVC double glazing

There are stairs to all floors and a lift to floor 3

The building is entered through a code system along with an intercom entry for guests

Allocated parking spaces are available to the front of the property.

Council Tax A

**Approach**

The apartment is on the top (fourth floor) of the building it can be approached via one of the two staircases or the lift which takes you to floor three.

**Open plan living / kitchen 3.1 x 7.4 widest point**

Attractive spacious room with modern fitted kitchen area with oven, hob and extractor hood, stainless steel sink, rolled top work surfaces and an array of wall and base units, cupboard housing hot water tank and plumbing for automatic washing machine. Upvc double glazing to the front elevation and electric heating.

**Bedroom 3 x 5 widest point**

Double bedroom with upvc double glazing to the front elevation and electric heating

**Bathroom 1.7 x 2.2**

Bathroom comprising of white three piece suite with low flush wc, wash hand basin and panelled in bath, electric towel rail, inset spotlights, extractor fan

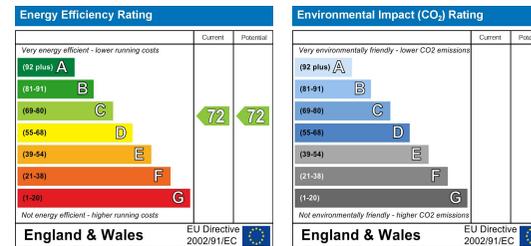
**Outside**

Allocated parking and visitor spaces

**Important Information**

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.