



21 Farthings Court, Kings Loade, Bridgnorth, Shropshire, WV16 4DA

BERRIMAN
EATON

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A ground floor one bedroom retirement apartment situated in this popular Town location near the famous Severn Valley Railway. Secure with a development manager (McCarthy & Stone) for the over 60's.

Telford - 12.8 miles, Kidderminster - 14.1 miles, Wolverhampton - 14.5 miles, Shrewsbury - 20.8 miles, Stourbridge - 14 miles, Birmingham - 29 miles
(All distances are approximate).

LOCATION

The historic market town of Bridgnorth holds many local attractions and places of interest as well as offering an excellent range of facilities to include a local cinema and theatre along with a good selection of shops, hospital and healthcare services, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year.

ACCOMMODATION

Located on the ground floor near the residents' facilities of a communal lounge/meeting room and laundry, there is direct access from the apartment to outside space. The McCarthy & Stone apartments are purpose built and compliant for disability access with double glazing, 24hr emergency pull cords and electric heating. There is a guest suite and a Development Manager is available most days. The residents have use of the well maintained landscaped gardens along with a private car park for use of the residents only. (Limited spaces).

Entering into the communal entrance porch via an entry phone system, the communal lounge offers a seating area with a communal kitchen. The entrance hall then leads to number 21 which is located on the ground floor to the side of the development. Entering into the apartment there is a private entrance hall with a good sized store cupboard. The delightful lounge has a feature fireplace with an electric living flame fire. To the rear of the lounge is a dining area which has a glazed door and window opening to the patio area. Double doors open to the re-fitted kitchen which comprises a range of wall, drawer and base units with work surfaces over. There is a built-in fridge, freezer and washing machine. The built-in electric oven and grill has a separate electric hob with a stainless steel extractor hood over. The main bedroom is a good sized double room which incorporates built-in wardrobes with ample space for further free standing wardrobes or desk/dressing table if required. The bathroom offers a bath with shower over, WC, wash hand basin with a cupboard under and a heated towel rail and an additional Dimplex wall heater.

TENURE:

We are advised by our client that the property is LEASEHOLD. Service charge £1,256.75 half yearly - Ground rent £212.50 half yearly as of 1st September 2019. Verification should be obtained by your Solicitors

COUNCIL TAX:

Shropshire Council. Tax Band: B

SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. No gas. Verification should be obtained by your Surveyor.

VIEWING ARRANGEMENTS:

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Leave Bridgnorth High Town and proceed towards Low Town via Pound Street which continues onto Hollybush Road (B4373). Take a right hand turn the onto the B4363 Oldbury Road then immediate left which will take you into Kings Loade. Farthings Court is located on the right hand side. Please note parking is available to residents only. On street parking available near by.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£125,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

**21 Farthings Court
Bridgnorth
WV16 4DA**

Approx Overall Floor Area
APARTMENT: 49.7sq.m. 535.0sq.ft.
TOTAL: 49.7sq.m. 535.0sq.ft.

**FOR GENERAL GUIDANCE ONLY
NOT TO SCALE**



