Flat 2, Pendene Court Penn Road, Wolverhampton, WV4 5UZ

BERRIMAN EATON

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This is a ground floor apartment which has its own entrance from the living room off the carpark. There is an entrance hall, living room, fitted kitchen, two double bedrooms and a wetroom/wc. There is a communal living room with the benefit of a house manager and communal gardens. The property benefits from double glazing and storage heaters as there is no gas. This is an over 55's development.

EPC : C
WOMBOURNE OFFICE

LOCATION

Pendene Court is a purpose built retirement complex constructed by McCarthy & Stone for purchasers with a minimum age restriction. The complex is situated on the main Penn Road (A449) where bus services provide access into Wolverhampton City centre. There are shops and facilities close by as well as a library only one bus stop along.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has two large storage cupboard, one housing the hot water tank and both with shelving, there is a meter cupboard and a wall mounted storage heater. The LIVING ROOM has double glazed door with side windows to the front elevation, electric fire and surround, storge heater and door into the KITCHEN. This is fitted with a range of wall and base units with complementary worksurfaces, inset single drainer sink unit, integrated oven with electric hob and extractor. There is space for a fridge and dishwasher, double glazed window to the front elevation and tiled splashback.

The WETROOM has recently been converted and now benefits from an electric shower, low level WC, vanity wash hand basin and mixer tap and tiled walls. DOUBLE BEDROOM 1 has double glazed window to the front elevation, storage heater and fitted wardrobes with mirrored doors. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and storage heater.

OUTSIDE

There is a communal parking area to the front of the property and a lovely mature garden area to the rear.

LEASEHOLD INFORMATION

The lease is subject to a 125 year term with a commencement date of 1st November 2000 with 100 years remaining. The current service charges (September 2025 – September 2026 are £5,808.69 per annum, payable in two instalments in March and September and is reviewed annually in the Summer. The annual ground rent is £845.17 per annum, again payable in two instalments in March and September. This is not due for renewal until January 2045 and will remain fixed at that price until review. Water/sewage and buildings insurance are included within the service charges, together with communal internal and external areas. There is an over 60's age restriction, however one part of a couple is permitted to be over 55. Purchasers can be younger provided they are not intending to reside in the apartment.

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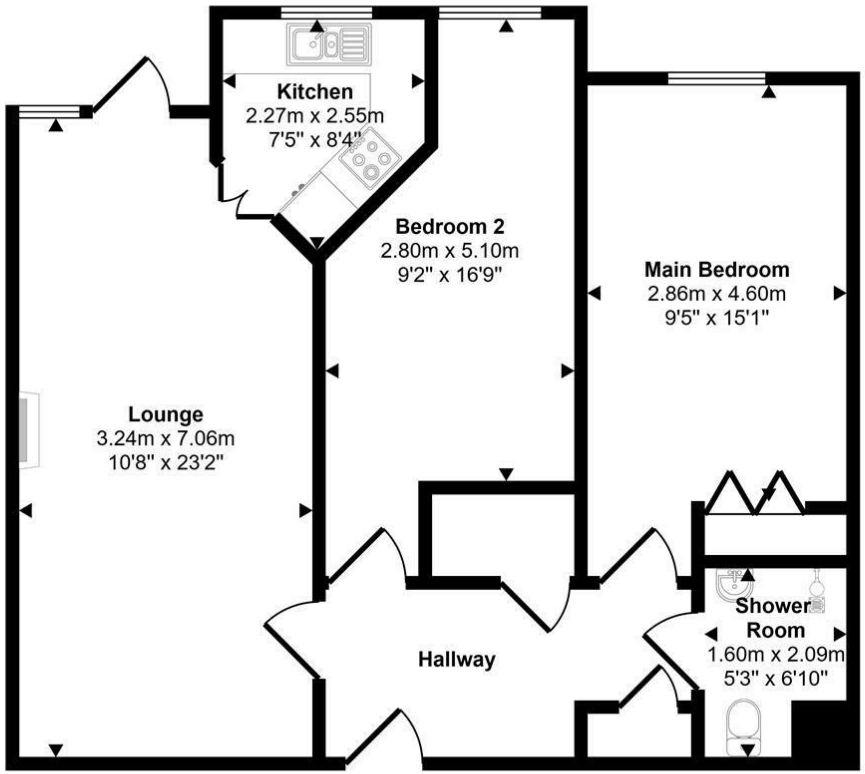
Offers In The Region Of
£115,000

EPC: C

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.

Approx Gross Internal Area
71 sq m / 763 sq ft



Floorplan