

66 Beacon Court Charles Hayward Drive, Wolverhampton, WV4 6GA

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LOCATION
Beacon Court is located on the northern edge of Sedgley and is just two miles from the centre of Wolverhampton and its shops, amenities and places to eat. It is also just four miles away from Dudley town centre. Public transport is available to take you to both town centres. For those who like walking in nature, Penn Common and Baggeridge Country Park, which has 150 acres of ancient woodland are both within two miles of the complex.

DESCRIPTION
This is a modern second floor apartment situated within a warden controlled, purpose-built over 55's development which features an array of facilities including a restaurant, hairdressers, communal garden and allocated parking. There is a lift to the apartment which briefly comprises an entrance hall, lounge with Juliette balcony, fitted kitchen, shower room and two generous bedrooms. The apartment benefits from double glazing, storage heaters and no upward chain. The apartment offers a 65% share with Bromford Housing Group retaining the remaining 35%.

ACCOMMODATION
The ENTRANCE HALL has a storage cupboard and wall mounted storage heater. The LOUNGE has a wall mounted storage heater and double glazed French doors with a Juliette balcony overlooking the inner communal gardens. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven and grill with spaces for fridge freezer and washing machine. The WETROOM has a fitted electric shower, low level wc, wash hand basin, wall mounted storage heated and tiled walls. DOUBLE BEDROOM 1 has a wall mounted storage heated and double glazed window. DOUBLE BEDROOM 2 has a fitted wardrobe, wall mounted storage heated and double glazed window.

OUTSIDE
The Development has a car parking which has residents parking. The COMMUNAL GARDEN has been designed to offer a sensory experience with seating for residents

LEASE DETAILS
The apartment benefits from a lease which offers 99 years commencing September 2009. There is a ground rent and service charge payable of £560 per month. This is a 65% share of the apartment with Bromford currently retaining the remaining 35%.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – DUDLEY
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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www.berrimaneaton.co.uk

Offers In The Region Of
£95,000

EPC: B

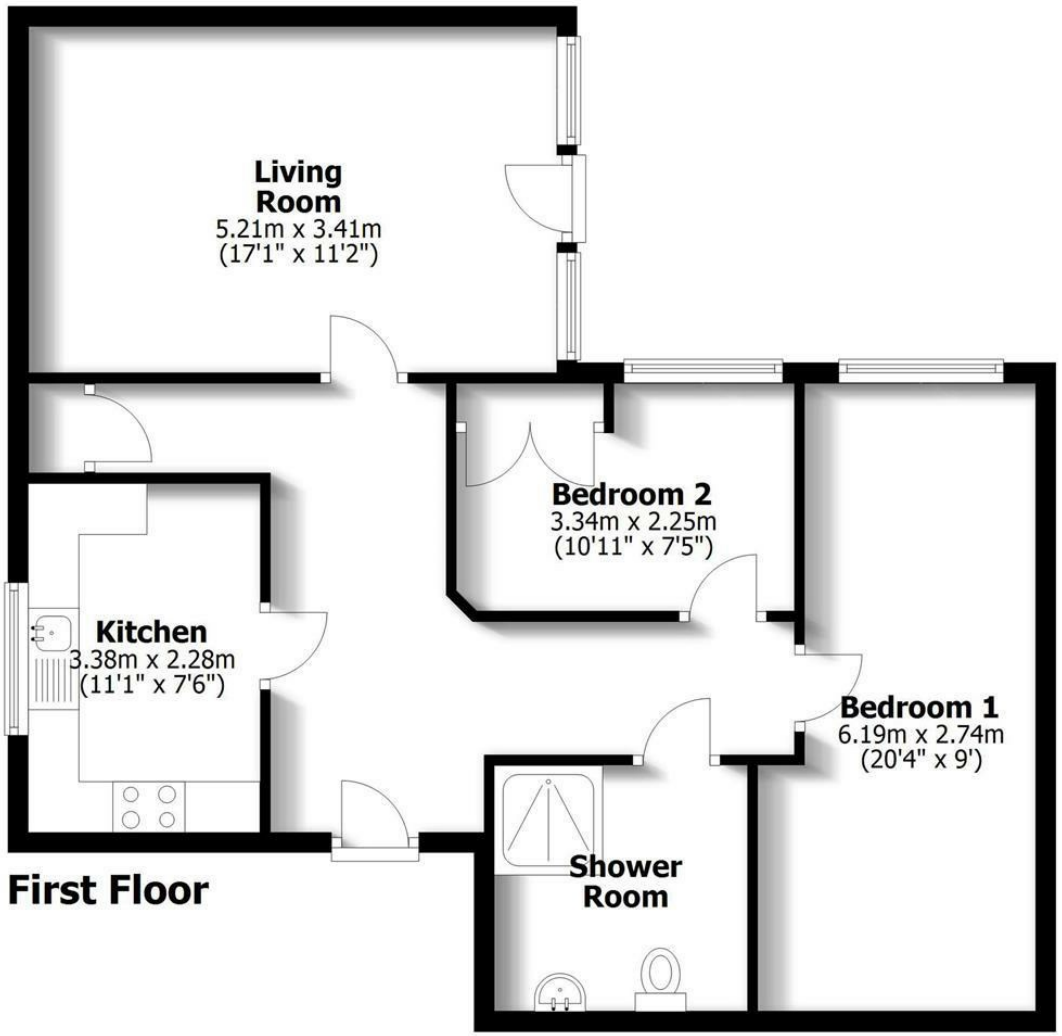
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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







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Wolverhampton



TOTAL: 71.6sq.m. 770sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







