



LexAllan

local knowledge exceptional service

3 St. James Court, Swan Close, Blakedown, DY10 3JU

**** NESTLED WITHIN THE VILLAGE OF BLAKEDOWN WITH NO UPWARD CHAIN AND OFFERS INVITED ****

This charming two bedroom first floor apartment, has been truly well maintained by the current owner and offers superb accommodation throughout. Being surrounded by superb amenities and five star transport links this truly is must view. St. James Court comprises of; communal hall, entrance hall, lounge/diner, kitchen, master bedroom with en-suite, further bedroom and bathroom. Allocated parking can be found to the front.



Approach

Gated access allows access to the communal hall.

Communal Hall

Stairs rise to first floor with door off to the apartment.

Entrance Hall

Spacious hall with doors radiating off to all accommodation.

Lounge/Diner

12'1" x 16'0" (3.7 x 4.9)

Two double glazed windows to front letting the natural light flood through.

Kitchen

Internal feature window to lounge, tiled flooring and splashback, fitted wall and base units with worksurface over, Sink and drainer, four ring hob with extractor fan over, integrated fridge, freezer, washing machine and dishwasher.

Bedroom 1

15'5" x 14'5" (4.7 x 4.4)

Built in wardrobes space, double glazed window to front, en-suite off.



En-Suite

Shower, wash hand basin, w.c, double glazed window to side, spot lights.

Bedroom 2

9'6" x 8'6" (2.9 x 2.6)

Double glazed window to front.

Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring, electric towel rail.

Parking

Allocated parking to the front for one vehicle.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 107 years remaining on the lease and a service charge of £811.24 per annum. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

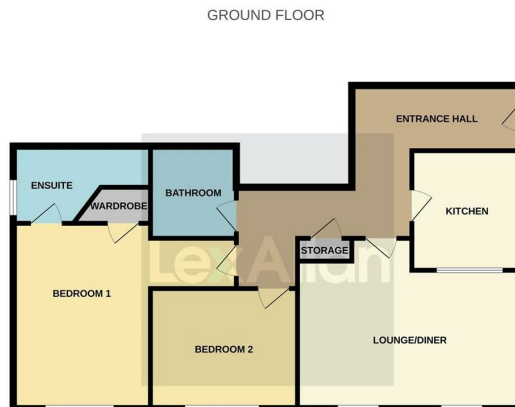
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay directly as it is paid to us as an intermediary. We have no direct involvement in their significant marketing expenditure. If you have any queries regarding the above, please contact the office.



Whilst every effort has been made to ensure the accuracy of the information contained herein, representation of the accuracy of the information is not made. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.



Council Tax Band C

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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