



Bartlams.

Flat 17, The Limes Churns Hill Lane, Himley - DY3 4LX

Offers in Region of £199,950



Flat 17

The Limes Churns Hill Lane, Dudley

Set within a peaceful rural location with attractive countryside views nearby, this well-presented ground-floor two-bedroom apartment is exclusively available to residents over the age of 55 and offers a comfortable, low-maintenance lifestyle. The development benefits from secure access via an intercom and passcode entry system, creating a private and welcoming environment. Upon entering the apartment, you are greeted by an entrance porch leading into a central hallway, which provides access to all rooms and includes useful built-in storage. The main living accommodation is an L-shaped open-plan living kitchen, a sociable space featuring a bay window in the lounge area and ample room for dining. The kitchen is well appointed with wall and base units, an integrated oven, gas hob, built-in washer-dryer, and space for a fridge, dishwasher, and freezer.

Bedroom one enjoys a bay window and fitted storage, along with a private en-suite shower room complete with WC and wash-hand basin. Bedroom two is also a generous room with fitted storage. A well-maintained bathroom completes the interior and includes a bath, WC, and wash-hand basin.



B.



Flat 17

The Limes Churns Hill Lane, Dudley

Externally, the property benefits from two allocated parking spaces, attractive communal grounds for residents to enjoy and a communal bin store

We are advised by our client that this property is **Leasehold with a Share of Freehold.**

Lease length: 999 years from 2002

Service charge: Approximately £1,400 every six months

Ground rent: Reduced to peppercorn

Council Tax Band: C

EPC: C

Buyers Information:

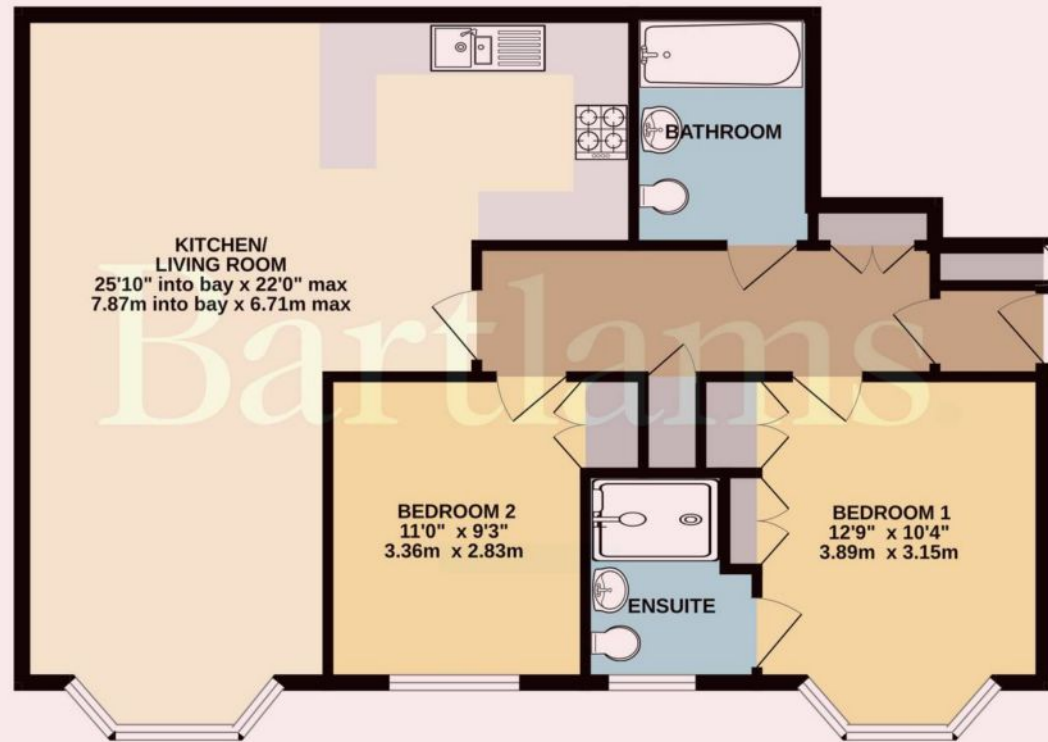
To comply with Anti-Money Laundering regulations, prospective purchasers will need to provide identification documents, proof of funds, and proof of address before an offer can be accepted. A non-refundable administration fee of **£30 per individual purchaser** is payable upon acceptance of an offer.

- NO UPWARD CHAIN
- GROUND FLOOR APARTMENT
- OVER 55'S
- TWO ALLOCATED PARKING SPACES
- TWO SPACIOUS BEDROOMS
- EN-SUITE AND MAIN BATHROOM
- LEASE LENGTH: 999 YEARS FROM 2002. SERVICE CHARGE: £1400 APPROX PER 6 MONTHS.
- LEASEHOLD WITH A SHARE OF THE FREEHOLD
- COUNCIL TAX BAND - C. EPC - C

B.



GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.
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