



For Sale: £130,000. Leasehold.
The Lakes Road, Bewdley, DY12

- Two bedroom flat
- Allocated parking

- Balcony
- EPC C76

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this neat two bedroom first floor flat which is ideally situated for both access to the town and the countryside. The property benefits from allocated parking, kitchen, living room, two bedroom, bathroom and balcony. EPC C76.

Approach Approached via an external staircase at the side of the building, a balcony walkway leads along to provide access to the front door, which in turn opens to the kitchen.

Kitchen Fitted with a range of wall and base units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap, built in oven and hob with extractor above and space for a washing machine, tumble drier and under-counter fridge and freezer. Double glazed window to the front elevation, ceiling light point and door to the living room.

Living Room Double glazed window to the front elevation, radiator, laminate flooring, ceiling light point and door to inner hallway.

Inner Hallway Ceiling light point and doors off to the shower room and both bedrooms.

Bedroom One Double glazed window to the rear elevation, radiator and a ceiling light point.

Bedroom Two Double glazed window to the rear elevation, radiator and a ceiling light point.

Shower Room Fitted with a suite comprising a walk in shower cubicle, low flush WC and wash basin. Chrome radiator towel rail, tiled floor, extractor fan, boiler cupboard, loft access hatch and a ceiling light point.

Externally The front balcony provides an outside seating area which enjoys elevated views over the rooftops and towards the Wyre Forest. There is a resident's car parking space access via Dry Mill Lane

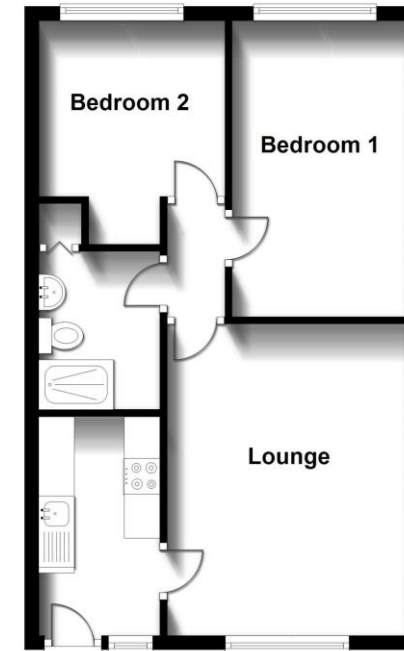
Leasehold Information We have been advised the 2024 costs to be as follows:
Ground rent: £25 per annum
Building Insurance: £350 per annum
Lease 125 years from 01/01/2019 expiring in 2143
NO SERVICE CHARGE IS PAYABLE



Room Details

- Kitchen 10'1" x 5'7" (3.07m x 1.70m)
- Living Room 14'4" x 11'1" (4.37m x 3.38m)
- Inner Hallway
- Bedroom One 13'10" x 7'10" (4.22m x 2.39m)
- Bedroom Two 8'11" x 8'1" (2.72m x 2.46m)
- Shower Room

First Floor
Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 44.7 sq. metres (481.4 sq. feet)

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	76	76	<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

