



**LexAllan**

local knowledge exceptional service

9 Victoria House Victoria Street, Stourbridge, DY8 1SS



## 'Stunning two bedroom top floor apartment'

Located in the heart of Stourbridge, this modern and spacious top floor apartment offers stylish living with two well proportioned bedrooms, an open-plan layout, and high quality finishes throughout.

Set within a secure, gated development, the property also benefits from allocated communal parking and eco-friendly solar panels for improved energy efficiency. A perfect blend of comfort, convenience, and contemporary design - ideal for professionals, first-time buyers, or investors.

The property itself comprises of entrance hall, open plan lounge/diner/breakfast kitchen, bedroom one with wardrobe or study space off and en suite, bedroom two, bathroom and ample storage space.

For further information or to arrange your viewing contact the office.

### Approach

Communal areas included allocated parking space accessed via electric gates. Indoor areas accessed via intercom system and passcode controlled door.

### Entrance Hall

Electric heater and three storage cupboards off.

### Lounge/kitchen/diner

17'0" x 16'4" min 29'10" max (5.2 x 5.0 min 9.1 max)

Double glazed windows to front, electric heaters, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated oven, dishwasher, washing machine, fridge, freezer, and breakfast bar.

### Bedroom One

10'2" x 11'9" (3.1 x 3.6)

Double glazed windows to rear, electric heater and study/wardrobe space off.

### En suite

WC, shower, wash hand basin with mixer tap, heated towel rail, tiled splash backs and extractor fan.

### Bedroom Two

7'10" x 13'5" (2.4 x 4.1)

Double glazed window to rear and electric heater.

### Bathroom

WC, wash hand basin with mixer tap, bath with mixer tap, heated towel rail, double glazed window to front, tile splash backs and extractor fan.





Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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 245 years remaining on the lease, a peppercorn ground rent and a service charge of £1860.48 per annum. A buyer is advised to obtain verification from their solicitor.

Council Tax Band C

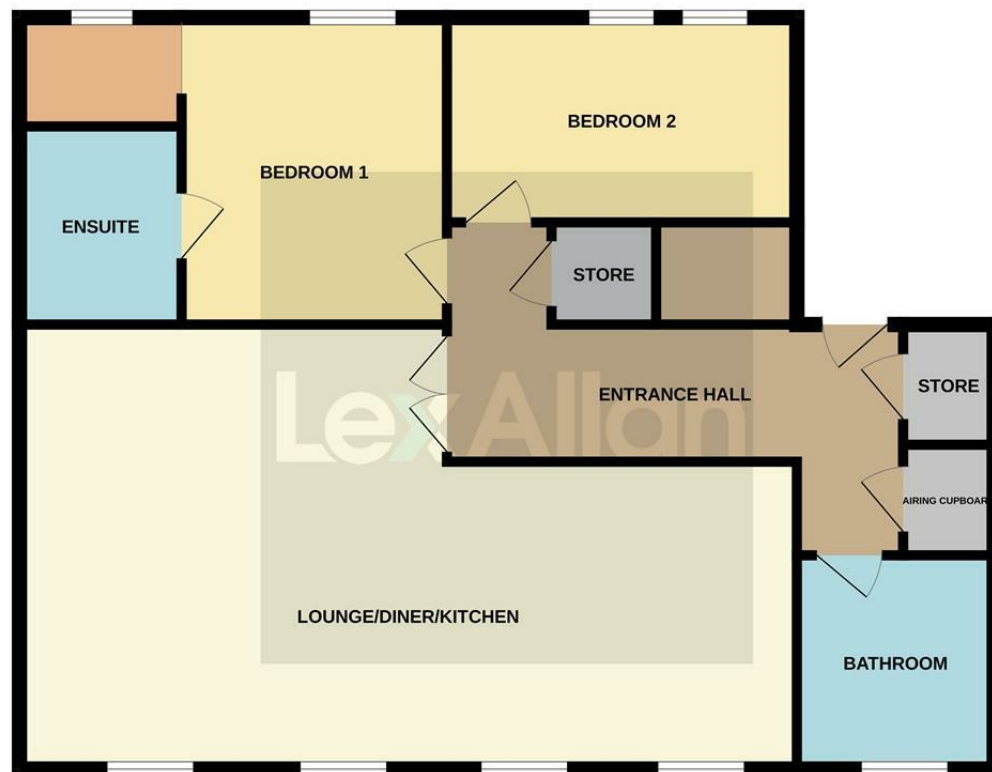


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## SECOND FLOOR



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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**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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