



LexAllan

local knowledge exceptional service

9 St Johns House St. John 's Road, Stourbridge, West Midlands, DY8
1FB

'Stunning apartment with NO UPWARD CHAIN'
Being developed in 2020 this first floor two bedroom apartment boasts 'like new' stunning accommodation through out. The property briefly comprises of communal car park and areas complete with lift, entrance hall, lounge opening into modern kitchen with fitted appliances, two bedrooms, the master with en suite as well as main bathroom. With a huge host of nearby amenities being in the town Centre, this move in ready property must be viewed to be fully appreciated.



Approach

Via communal area with intercom access, communal parking comprises of allocated parking

Entrance Hall

Electric heater, intercom, and doors off

Lounge/Kitchen

Integrated fridge/freezer, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob and extractor hood over, oven, electric oven and double glazed windows to front

Bedroom One

10'7" x 14' 1" (3.25x4.31)

Double glazed windows to front and electric heater

En Suite

Low level w,c, wash hand basin with mixer tap and storage below, shower, extractor fan, tiled splash backs and heated towel rail

Bedroom Two

7' 1" x 12' 3" (2.18x3.74)

Double glazed windows to front and electric heater

Bathroom

Low level w,c, wash hand basin with mixer tap and storage below, bath with mixer tap, heated towel rail, tiled splash backs and extractor fan



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 £240 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 Green Street Surveys 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.

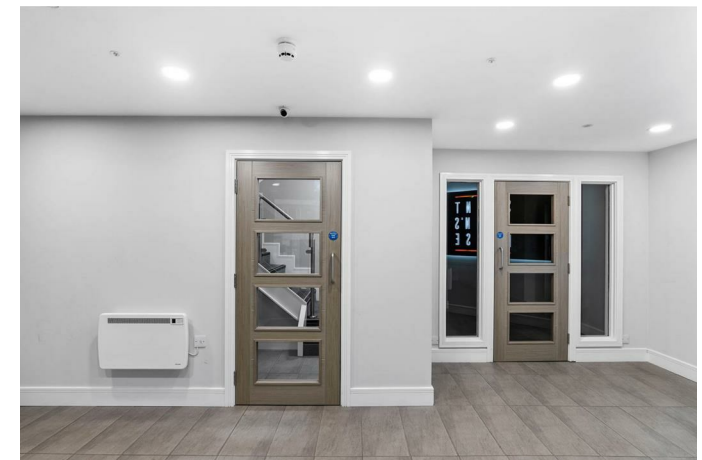
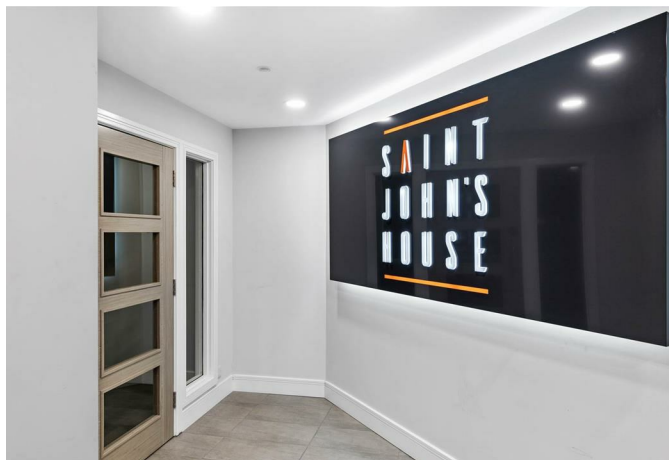
Money Laundering Regulations.

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 £24 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.

Tenure (Leasehold).

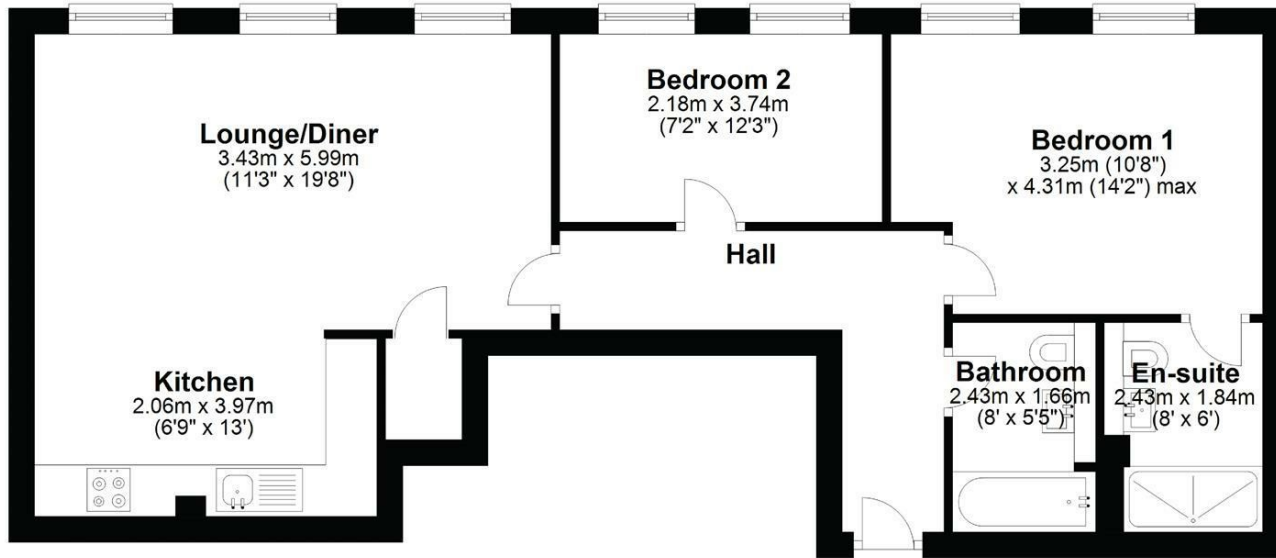
References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 122 years remaining on the lease a ground rent of £100 per annum which increases by £100 every 25 years and a service charge of £1093.22 per annum. A buyer is advised to obtain verification from their solicitor.

Council Tax Band C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

First Floor
Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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