



11 Kilhendre Court, Broadway North,  
Walsall, WS1 2QJ

£170,000

# Walsall

£170,000



Set in neatly maintained grounds on the edge of Walsall Arboretum, this superb apartment offers beautifully presented accommodation and an internal viewing is highly recommended to fully appreciate all it has to offer.

Benefiting from under-floor heating throughout, this apartment is located on the "upper ground floor", offering the unique feature that, whilst the accommodation is on one floor, entrance is gained via the ground floor, yet all external windows are effectively on the first floor, allowing for an extra sense of security and excellent views over Walsall Arboretum.

Accessed via a communal hallway with security intercom system, internal inspection of the apartment reveals a welcoming entrance hallway with access to guest WC facilities, cupboard housing the water heating system and having a doorway into the light and airy living room which has an attractive feature fireplace with electric fire inset, Juliet balcony with views over the arboretum and door into the well appointed kitchen which has a range of wall / base units and integrated appliances including fridge, freezer, oven and hob with extractor over.

Completing the accommodation, there are two excellent double bedrooms, the larger of which features a further Juliet balcony, walk-in wardrobe and access to an ensuite shower room with fully tiled walls / floors and white suite comprising WC, wash basin and large shower cubicle with mains shower over.

The complex boasts an array of communal facilities including a laundry room, residents lounge with access to a pleasant outdoor terrace and beautifully maintained gardens and there is an allocated parking space (additional annual charges apply).

Age restrictions apply - see viewer's notes for details.



# Property Specification



Hall

Lounge/Dining Room -

6.72m (22'1") x 3.29m (10'10") max /  
2.13m (7'0") min

Kitchen -

2.94m (9'8") max x 2.23m (7'4") max

Bedroom 1 -

4.69m (15'5") x 3.09m (10'2")

En-suite -

2.21m (7'3") x 2.09m (6'10")

Walk-in Wardrobe

Bedroom 2 -

4.21m (13'10") max x 2.84m (9'4") max

WC

Cupboard (with hot water system)

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 28.02.2024.

## Viewer's Note:

Services connected: Electricity, water and drainage Council tax band: D  
Tenure: 117 years remaining (125 year lease from 1<sup>st</sup> June 2015)  
Ground Rent: £495 Service Charge: £4550 Part-time house manager on site.  
Restrictions: Main resident over 60 (partner can be over 55).  
Other Charges: 1% event fee payable on sale of the property.

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

