

PARK HALL TOTHALL LANE SALFORD PRIORS



A superb example of a luxurious first-floor apartment, set within this beautiful and imposing period property which boasts delightful views across the stunning mature grounds and surrounding Worcestershire countryside. The property further benefits from a most impressive communal entrance with a substantial period staircase, beautifully wide in design and perfectly complementing the grandeur of the building. The elegant accommodation is also enhanced by high ceilings, solid internal doors, feature coving, wall panelling in part and traditional window shutters and seats. The naturally bright accommodation comprises: Entrance Hall, spacious sitting room with dual aspect views, re-fitted kitchen, double bedroom with dual aspect views, second bedroom and re-fitted bathroom. Beautiful communal grounds, tennis court, and walkways. Allocated garage. EPC – D.

£315,000

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Grand Entrance Stairs



Sitting Room



Kitchen



Bedroom One



Bathroom



Splendid Communal Grounds



Bedroom Two



Garage and Parking



Tenure – Leasehold

Lease Term -999 years from the 24 June 1988.

Lease Term Remaining – 961 years.

Lease Start Date – 30/10/2017.

Lease End Date – 24/06/2987.

Service Charge

We have been informed by the vendor that the service charge per annum is £3,290.28p (this may be subject to change) and it covers all communal parts of the grounds and hall. Lighting inside and around the grounds, building insurance and there is an electrical point by garages.

Access for water is available to all residents. No ground rent. We are also informed by the vendor that the freehold interest is divided by six hall residents, so each residence has one-sixth share of the freehold. The above information has not been verified.

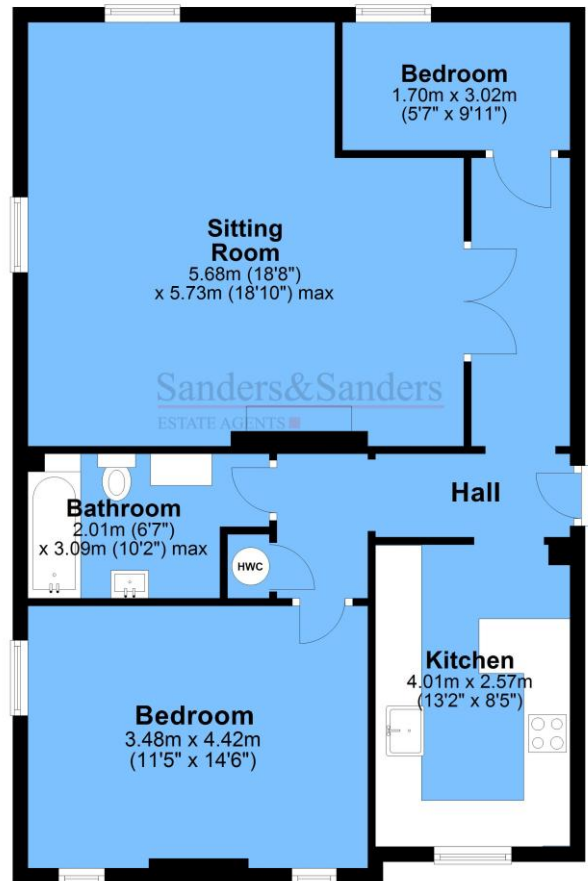
Garage is included in the lease.

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

First Floor

Approx. 79.4 sq. metres (854.5 sq. feet)



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.