



Flat 1, Regents Court St Johns Square

| WV2 4DB | Offers In The Region Of £125,000

**ROYSTON
& LUND**

- Located on the sought-after 'Square' development
- EPC - D
- Newly Renovated throughout
- Two Bedrooms
- Allocated Parking Space
- Close to Amenities, public transport and links
- Council Tax - A
- Open plan fitted Kitchen throughout
- Ground Floor Apartment
- 999 Years Remaining on Lease





Royston and Lund are delighted to introduce to the market this newly renovated Ground Floor Two Bedroom Apartment. Located on the sought-after 'Square' development in the desirable area of Wolverhampton. The property is conveniently located for access to Wolverhampton City Centre and the M6.

The apartment is close to local amenities, public transport links, ensuring a high rental demand. Offering an excellent opportunity for investors looking to expand their portfolio. The apartment would also be perfect for first time buyers who are looking to purchase and make it their own home.

This apartment is a Grade II listed building and includes character features. The property briefly comprises an entrance hallway that leads to the bright and airy living room, creating a bright and inviting space. A contemporary open plan fitted kitchen, a shower room with shower cubicle, WC and wash basin, and two bedrooms.

The property will become tenanted from the first week of November.

Leasehold - 999 Years Remaining

EPC - D

Annual Charges - £TBC

Council Tax - Band A



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC

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ROYSTON & LUND