



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
- 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



Total Area: 42.2 m² ... 455 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**