



Gallery Square, Marsh Street

Walsall, West Midlands, WS2 9LB

Offers In Excess Of £90,000



****** TOWN CENTRE LOCATION SHORT WALK TO TRAIN STATION******

A Two Bedroom Third Floor Apartment situated in the Heart of Walsall Town Centre. In Brief the property consists of : Entrance Hall, Lounge/Kitchen with Balcony, Shower room/W.C., Two Bedrooms. Electric Heating and Double Glazing. Access via Communal Entrance and Lift.

Open Plan Lounge/Kitchen area

Spacious open plan lounge and kitchen area with with Upvc double glazed window and door leading to balcony , wall mounted electric heating system , the kitchen area comprises of a range of matching wall and base units

Kitchen Area

Range of matching wall and base units with work surfaces over and tiled splashbacks , plumbing for washing machine and stainless steel sink and drainer with mixer taps

Lounge and Kitchen area 2

Bedroom 1

Upvc double glazed window and wall mounted storage heating unit

Bedroom 2

Upvc double glazed window and wall mounted storage heating unit

Shower Room

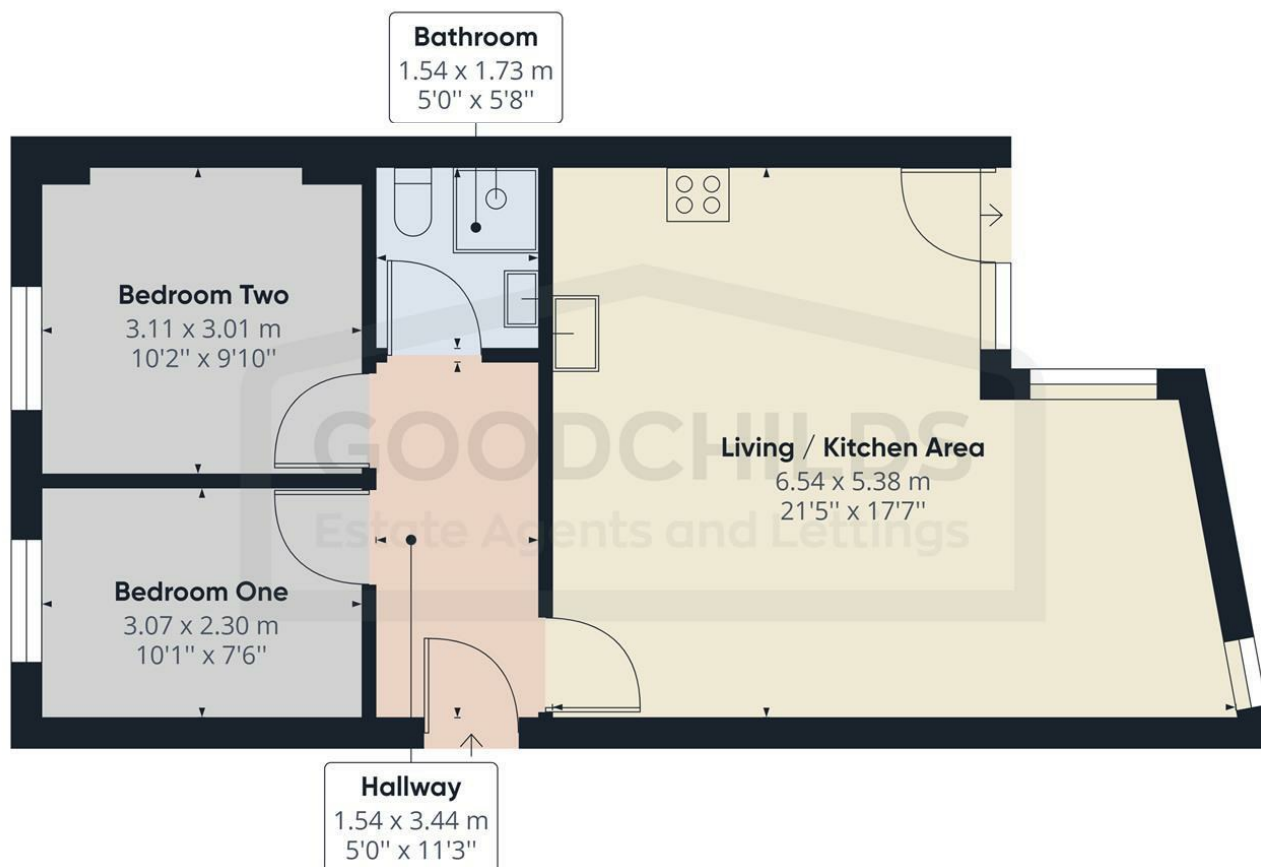
Three piece suite with shower cubicle, low level wc , wash hand basin and tiled splashbacks

Entrance Hall

Lease Information

109 years left on lease

Service Charges and Ground Rent approx £317.00 per qtr / £1268 per annum



Approximate total area⁽¹⁾
54.95 m²
591.47 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

Environmental Impact (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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