



Connells

Lowbridge Walk
Bilston



Property Description

Connells Wolverhampton branch introduces Lowbridge Walk in Bilston, just off Green Lanes. This TWO BEDROOM FIRST FLOOR APARTMENT offers a range of fantastic features and amenities. The property boasts secure electric gated parking with an ALLOCATED PARKING SPACE, ensuring peace of mind for residents. As you enter the apartment, you will find an inviting entrance hallway that leads to the spacious open plan kitchen and lounge with a Juliet balcony overlooking the communal grounds of Lowbridge Walk.

The apartment comprises two comfortable bedrooms, en-suite shower room and a well-appointed bathroom. Being located in the area of Bilston boasts many amenities, restaurants and excellent transport links such as The Crescent tram stop.

This leasehold apartment has a remaining lease term of 134 years, offering long-term security and peace of mind for the residents.

The Location & Area

Being conveniently situated to Bilston which offers a good range of local amenities to include shops and business. The tram station is just a stone's throw away linking to Birmingham. Lowbridge Walk is also conveniently located to Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and a good selection of highly regarded schools and universities.

Approach

Set with the grounds of Lowbridge Walk behind secure gated parking, with communal grounds and allocated parking.

Communal Entrance

Stairs rising to the first floor.

Entrance Hall

Radiator, ceiling light point, telephone intercom and doors to lounge / kitchen, all bedrooms and bathroom.

Open Plan Lounge/ Kitchen

17' max x 16' 1" max (5.18m max x 4.90m max)

Three ceiling light points, two radiators and double glazed window to the front and door with a Juliet balcony, matching wall and base units with one and half sink and drainer with mixer tap, integrated oven and hob and wall mounted boiler.



Bedroom One

14' max x 12' 1" max (4.27m max x 3.68m max)

Double glazed window to the rear with door and Juliet balcony, two radiators, ceiling light point and door to en-suite.

En-Suite

Shower cubicle, wash hand basin, low flush wc, partly tiled walls, extractor fan, ceiling light point and radiator.

Bedroom Two

11' max x 10' 1" max (3.35m max x 3.07m max)

Double glazed window to the rear, ceiling light point and radiator.

Bathroom

Panelled bath, low flush WC, wash hand basin, partly tiled walls, extractor fan, ceiling light point and radiator.

Parking

One allocated parking space.

Agents Note

Leasehold information - 134 years remaining on the lease, £150 ground rent per annum, £2473.80 service charge per annum









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH328471

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328471 - 0005