



**Connells**

Tempest Street  
City Centre Wolverhampton





### Property Description

Connells Wolverhampton branch introduces The Curve, Tempest Street in Wolverhampton City Centre! This second-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. Additionally, there is a convenient lift that provides easy access to the accommodation.

As you enter the apartment, you will find an inviting entrance hallway that leads to the spacious open plan kitchen and lounge, perfect for relaxation and entertaining guests. The well-equipped kitchen offers modern amenities for your culinary endeavours.

The apartment comprises two comfortable bedrooms, providing ample space for residents. The bathroom is well-appointed and convenient.

This leasehold apartment has a remaining lease term of 112 years, offering long-term security and peace of mind for the residents.

### Location And Area

Situated in the heart of Wolverhampton city centre where there is an abundance of local shops, eateries, public houses and offers great commuting access to the Birmingham New Road with access links to Dudley and Birmingham city centre. Wolverhampton train station and university is also relatively close by

### Approach

Setback from the road side behind a secure electric gate for access into the communal parking with an allocated parking space. Access to the apartment is via an intercom.

### Communal Hallway

The apartment is accessed via lift or the stairwell.

## Entrance Hall

Three ceiling light points, intercom, radiator, storage cupboard with ceiling light point and additional cupboard housing boiler. Doors leading to lounge/kitchen, all bedrooms and bathroom.

## Lounge/ Kitchen

An open plan kitchen/lounge. To the kitchen are matching wall and base units with 1 1/2 sink and drainer and mixer tap, integrated washing machine and electric oven with electric hob, extractor hood, partly tiled walls, ceiling spotlights.

Into the lounge are two electric radiators, two ceiling light points and two double glazed windows to side elevation with a further double glazed window to the rear.

## Bedroom One

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

## Bedroom Two

9' 11" x 7' ( 3.02m x 2.13m )

Double glazed window to the side, electric radiator and ceiling light point

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, ceiling spotlights, extractor fan, electric radiator and double glazed window to side.

## Agents Note

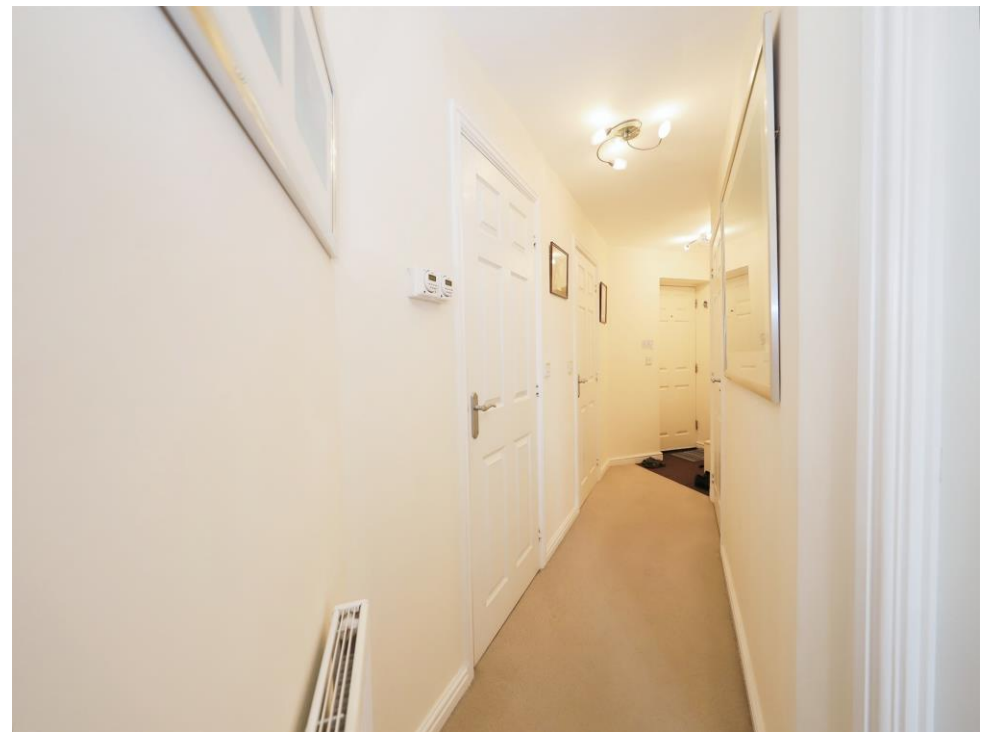
112 years remain on the lease

Service charge - £2000 per annum

Ground rent - £250 per annum



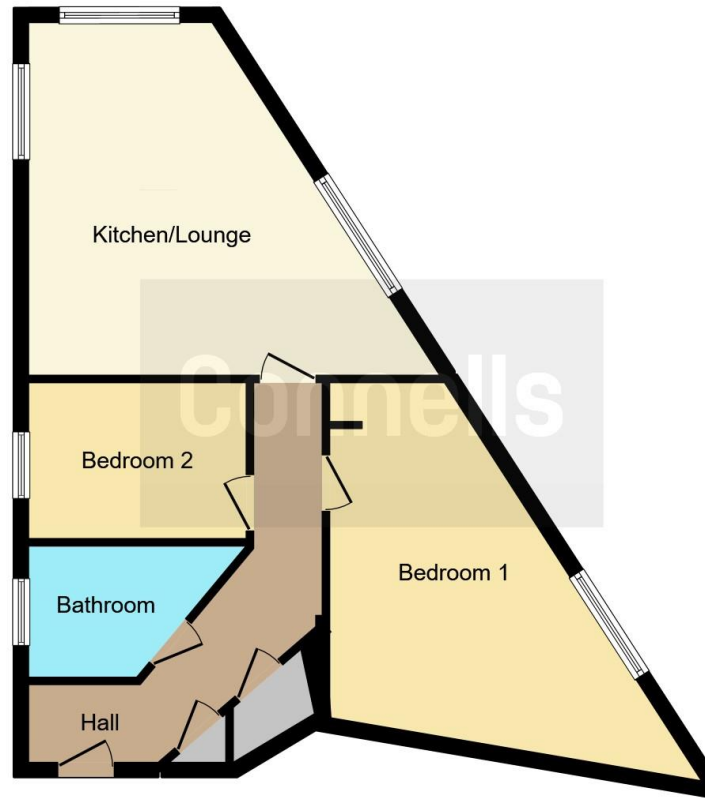












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

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WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH328259](http://connells.co.uk/Property/WVH328259)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2010. 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.

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