



95 Tempest Street,
Wolverhampton,
WV2 1AA

nick tart

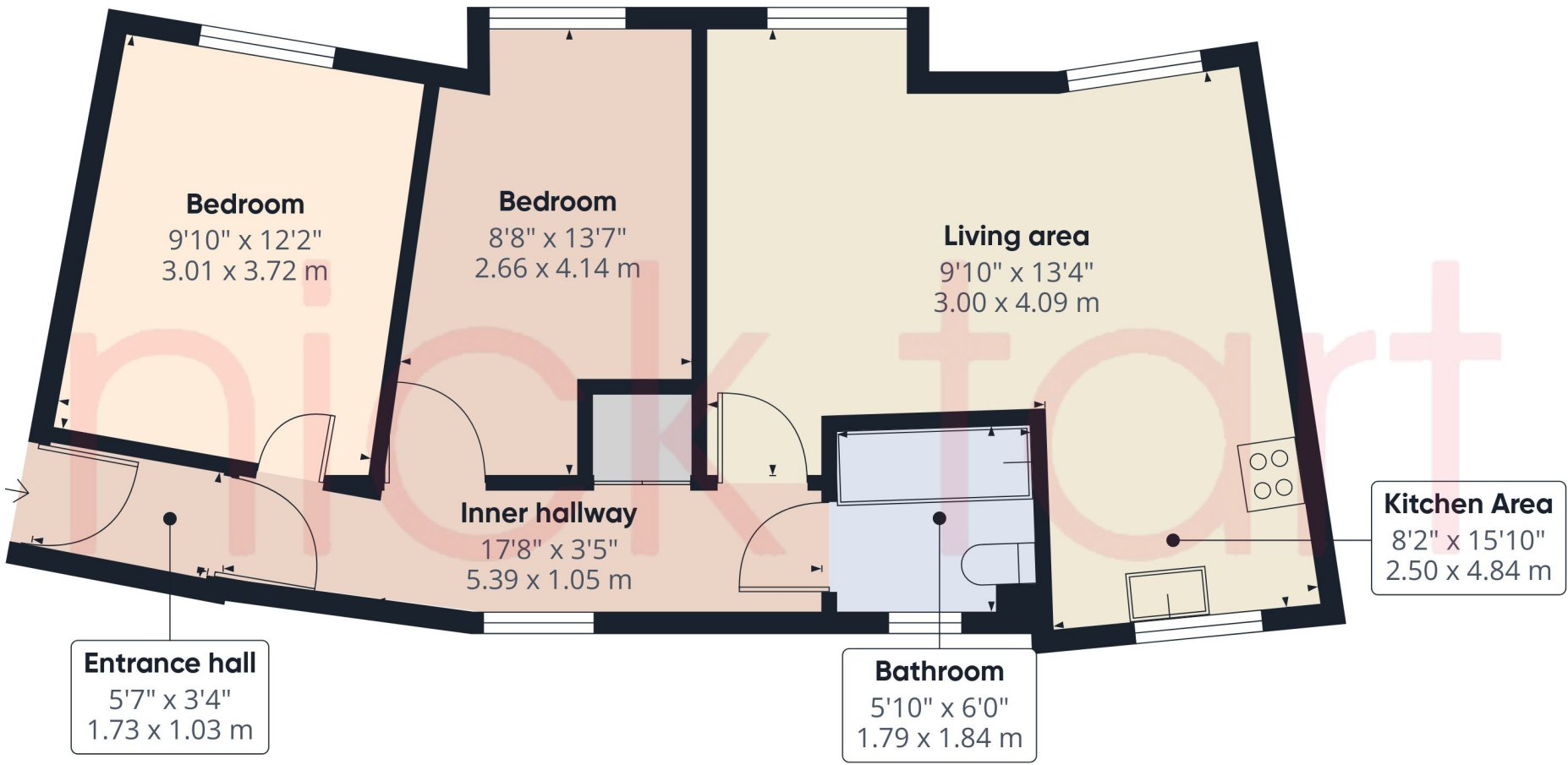
Key Features

- No upward chain
- Allocated parking space
- Visitors parking
- Entrance hall
- Inner hallway
- Choice of 2 bedrooms
- Bathroom
- 'Open plan' living & kitchen area

Contact Us

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Approximate total area⁽¹⁾
570 ft²
53 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Entrance hall which has tiled flooring and is ideal for coat and shoe storage.

Inner hallway which has a hatch to roof space, storage cupboard housing the electric boiler, UPVC double glazed window to the rear, telephone style intercom and doors too...

Bedroom which has a hatch to roof space, fitted wardrobes with sliding doors, a radiator and UPVC double glazed window to the fore.

Bedroom which has a radiator and UPVC double glazed window to the fore.



Outside

There is one allocated parking space available with the property and space for visitors behind secure electric gates.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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Open plan living and kitchen area

Living area which has a radiator, x2 UPVC double glazed windows to the fore.

Kitchen area which has a matching range of wall and base level units with work surface over, integrated fridge freezer, plumbing for washing machine, built in electric oven and hob with extractor fan over, 1 ½ bowl sink unit with mixer tap, tiled flooring, tiled effect splashback, inset spot lighting and UPVC double glazed window to the rear.

We are advised that the loft space above covers the length of the apartment.



EPC: C71

Tenure – we are advised the property is Leasehold, 112 year lease.

Ground rent: £250 PA

Service charge: £2,512 PA, including building insurance

Services – Electric heating system, radiators and water

Council Tax – Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.