



nick tart

'15 Cygnet Close, Compton, Wolverhampton, WV6 8XR'

## 15 Cygnet Close, Compton, Wolverhampton, West Midlands, WV6 8XR

Occupying a first-floor position within a small secure gated complex, this deceptively spacious one bedroom apartment enjoys a pleasant aspect from principle rooms and has been well maintained over the years to provide an appealing standard of living accommodation and is thought an ideal buy to let opportunity or perhaps a first time purchase.

- Intercom security system
- Communal reception area
- Entrance hall
- Good size lounge
  - Kitchen with built-in oven
  - Double bedroom with full width wardrobes
- Bathroom with shower
- Allocated car parking space
- Additional visitors parking
- EPC Rating: C

The property is being offered to the market with NO UPWARD CHAIN and in further detail comprises...

**Entrance hall** having a telephone style intercom, radiator and two storage cupboards. **Kitchen** having a matching range of base and wall units, work surfaces, one and a half bowl sink unit with mixer tap, built-in electric oven and hob with extractor fan over, wall mounted combination boiler, radiator, laminate flooring and double glazed window. **Lounge** having a radiator and double glazed window. **Bedroom** having a range of fitted wardrobes, radiator and double glazed window. **Bathroom** having a white suite comprising wood panelled bath with electric 'Triton' shower unit over, pedestal wash hand basin and wc, part tiled walls, tiled flooring, radiator and double glazed window with obscure glass.

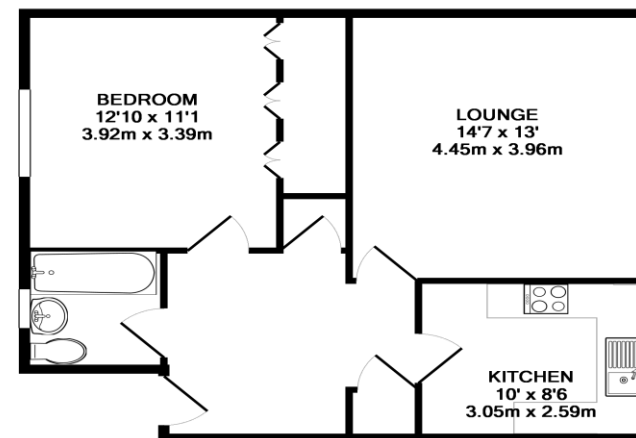
### Outside

There is one allocated car parking space.

**Tenure** – we are advised the property is Leasehold - 106 years remaining (April 2019). There is a ground rent payable currently £99 per annum and a service charge currently £1 783.36 per annum (April 2019).

**Services** – we are advised all mains services are connected. Gas fired central heating system.

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



TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### 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.

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