



## 112 THE LINDENS NEWBRIDGE CRESCENT WOLVERHAMPTON, WV6 0LS

OFFERS IN THE REGION OF £110,000  
**LEASEHOLD**

Extremely well presented second floor apartment occupying a choice position close to a range of local amenities including shops, schools and access to public transport with excellent transport links to Wolverhampton City Centre & Tettenhall Village. The property has been improved by the current owner and features spacious accommodation comprising hallway, re-fitted kitchen, living room, two double bedrooms and bathroom. The property also benefits from the use of an en-bloc garage.





## 112 THE LINDENS NEWBRIDGE

- Extremely Well Presented Two Bedroom Apartment
- Sought After Location Close To Wolverhampton City Centre & Tettenhall
- Re-Fitted Kitchen
- Two Double Bedrooms
- Garage
- Spacious Living Room



### APPROACH

The property is approached via a communal hallway.

### ENTRANCE HALL

Built in airing cupboard and doors to:

### LIVING ROOM

14'0" x 11'5"

Double glazed windows and wall mounted electric heater.

### RE-FITTED KITCHEN

9'7" x 9'6"

Double glazed window, part tiled walls, wall mounted electric heater and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There are a number of integrated appliances including an electric oven with 4 ring hob above, fridge, freezer and a washing machine.

### BEDROOM ONE

13'7" x 10'2")

Double glazed windows, wall mounted electric heater and built in wardrobe.

### BEDROOM TWO

10'2" x 9'1"

Double glazed window, wall mounted electric heater and built in wardrobe.

### BATHROOM

Double glazed window, tiled walls, electric heater and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath.

### GARAGE

### SERVICES

The agent understands that mains electricity, water and drainage are available.

### COUNCIL TAX

Wolverhampton City Council - Tax Band A

### TENURE Leasehold

The property is leasehold with a current

lease term of 99 years from 30th August 2018. We understand that the most recent annual service charge was £1,270.12 and annual ground rent £100.00.

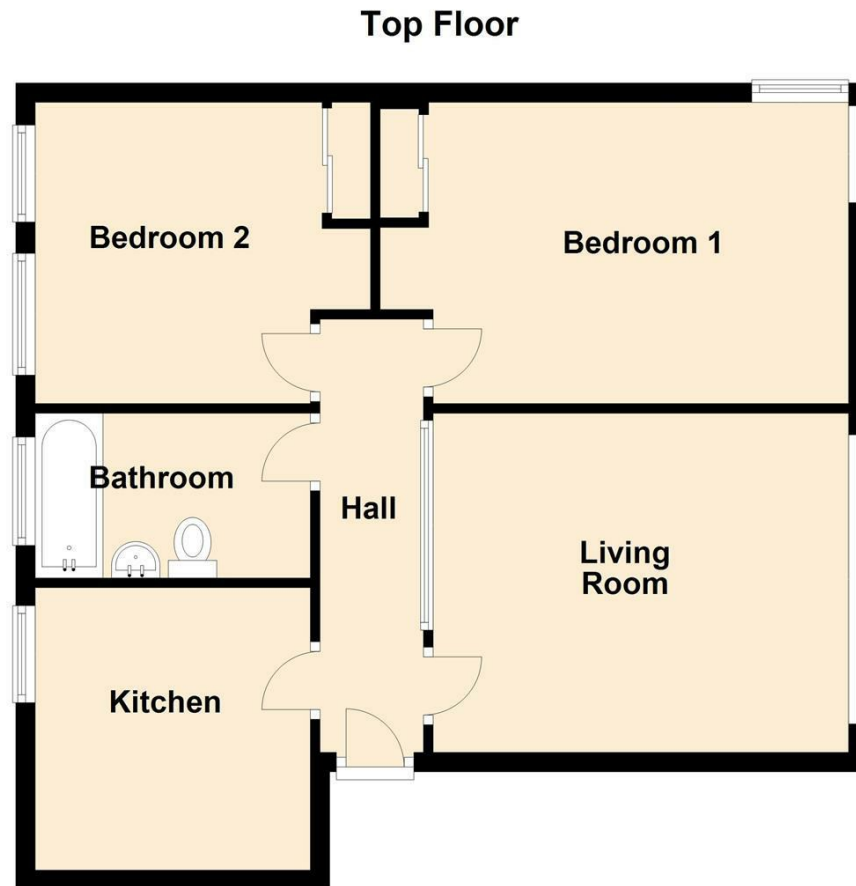
## **BROADBAND**

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

## **112 THE LINDENS NEWBRIDGE**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements