



28 THE LINDENS NEWBRIDGE CRESCENT

WOLVERHAMPTON, WV6 0LR

OFFERS IN THE REGION OF £99,950
LEASEHOLD

NO CHAIN - Well presented two bedroom apartment situated in an extremely popular development off Newbridge Crescent close to a range of local amenities including schools, shops and access to public transport with excellent links to Wolverhampton City Centre. Featuring spacious accommodation throughout, the property comprises communal entrance hall, living room, kitchen, two double bedrooms, bathroom and a garage.



28 THE LINDENS NEWBRIDGE

- NO CHAIN • Popular Location • Close To Wolverhampton City Centre & Tettenhall Village • Well Presented Throughout • Second Floor Apartment • Excellent Transport Links • UNSUITABLE FOR BUY TO LET MORTGAGES DUE TO EPC RATING - F



ENTRANCE HALL

Doors to:

LIVING ROOM

14'5" x 11'4"

Double glazed window, Juliette balcony.

KITCHEN

9'7" x 9'5"

Double glazed window 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 is space for various household appliances including cooker, fridge and freezer.

BEDROOM ONE

14'3" x 10'3"

Double glazed windows, fitted wardrobe.

BEDROOM TWO

10'2" x 9'8"

Double glazed window, fitted wardrobe.

BATHROOM

10'1" x 5'6"

Double glazed obscure window, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

GARAGE

GARAGE

The garage for this property is number 88.

COUNCIL TAX

Wolverhampton City Council - Tax Band a

SERVICES

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

BROADBAND

Ofcom checker shows Standard & Superfast are available

Ofcom provides an overview of what is available.

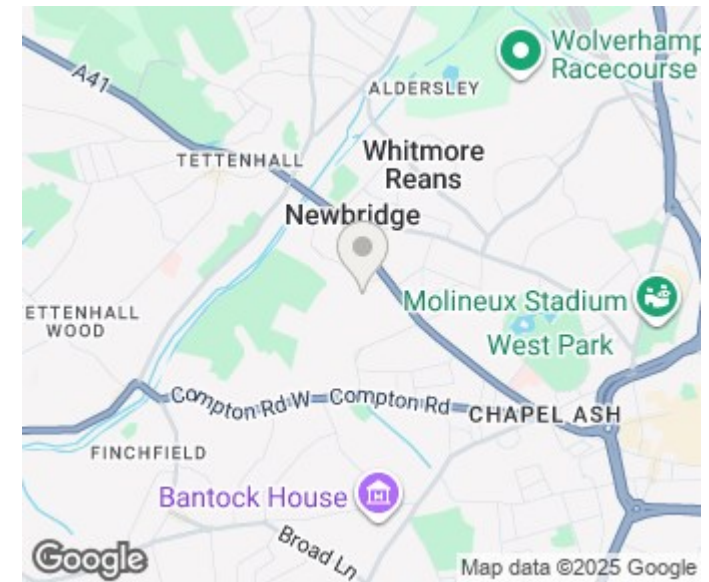
Potential purchasers should contact their preferred supplier to confirm availability and speed

TENURE Leasehold

The property is leasehold a current lease term of 99 years from 4th October 2001. The vendor has advised us that the most recent annual service charge was £1,200.04 per and annual ground rent £250.00. Any prospective buyer should look to confirm this with their legal representative.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	23	
(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