



FLAT 11 PARK HALL GARDENS WOLVERHAMPTON, WV4 5BN

OFFERS IN THE REGION OF £119,950
LEASEHOLD

Spacious two bedroom apartment situated on the second floor of a popular development located in sought after Goldthorn Park close to a range of amenities including schools, shops and access to public transport. The property makes an ideal proposition for first time buyers or buy to let investors alike and features well appointed accommodation throughout comprising communal entrance hall, hallway, living room, kitchen, two bedrooms, family bathroom and an allocated parking space for 1 vehicle.



FLAT 11 PARK HALL GARDENS

- Extremely Popular Location • Two Bedroom Second Floor Apartment • Healthy 105 Year Lease Term • Allocated Parking • Convenient For A Range Of Amenities • Communal Gardens • Secure Access Intercom System • Viewing Comes Highly Recommended



APPROACH

The property is approached via communal grounds providing access to a communal hallway with stairs leading to the second floor.

ENTRANCE HALL

Secure intercom entry system, wall mounted oil filled electric heater, two useful built in store cupboards and doors to the living room, bedrooms one and two and the family bathroom.

LIVING ROOM

Double glazed double doors with Juliette balcony, wall mounted oil filled electric heater and an opening to the kitchen.

KITCHEN

Part tiled walls 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 a built in electric oven with 4 ring hob above, space for a fridge freezer and plumbing for a washer/dryer.

BEDROOM ONE

Double glazed window and wall mounted oil filled electric heater.

BEDROOM TWO

Double glazed window and wall mounted oil filled electric heater.

BATHROOM

Tiled floor, part tiled walls and contemporary suite

comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

OUTSIDE

The property is set within mature and well maintained communal grounds and has allocated parking for 1 vehicle.

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 / Ultrafast 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 with an approximate lease term of 105 years remaining. We have been advised that the current annual ground rent is £120.00 and the most recent annual service charge £2,283.14.

We encourage any prospective buyer to verify these figures with their legal representative.

FLAT 11 PARK HALL GARDENS





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



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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