



Apartment 52, One Gallery Square
Walsall, WS2 8LN

Fixed £130,000

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Situated in the heart of Walsall, close to the Art Gallery, this second-floor apartment is ideally situated for access to amenities including shops, bars and restaurants and offers a uniquely designed layout with panoramic views across Walsall.

Benefiting from its own parking space, the accommodation includes an entrance hallway, a spacious lounge/dining room with a large picture window overlooking Walsall and access to the fitted kitchen which has a range of wall/base units, an integrated oven and hob with an extractor over and plumbing for a washing machine.

Completing the accommodation, there are two good-sized bedrooms and the shower room with a suite comprising a WC, wash basin and shower cubicle.

Viewing is highly recommended to fully appreciate all this superb property has to offer.





Property Specification

Hall - 3.12m (10'3") x 2.94m (9'8")

Living/Dining Room -
8.48m (27'10") max
x 6.20m (20'4") max

Kitchen - 3.49m (11'6") max
x 2.11m (6'11")

Bedroom 1 - 5.00m (16'5") max
x 3.75m (12'4")

Bedroom 2 - 3.16m (10'4") x 3.08m (10'1")

Shower Room - 2.19m (7'2") max
x 1.75m (5'9") max

Agent's Note:

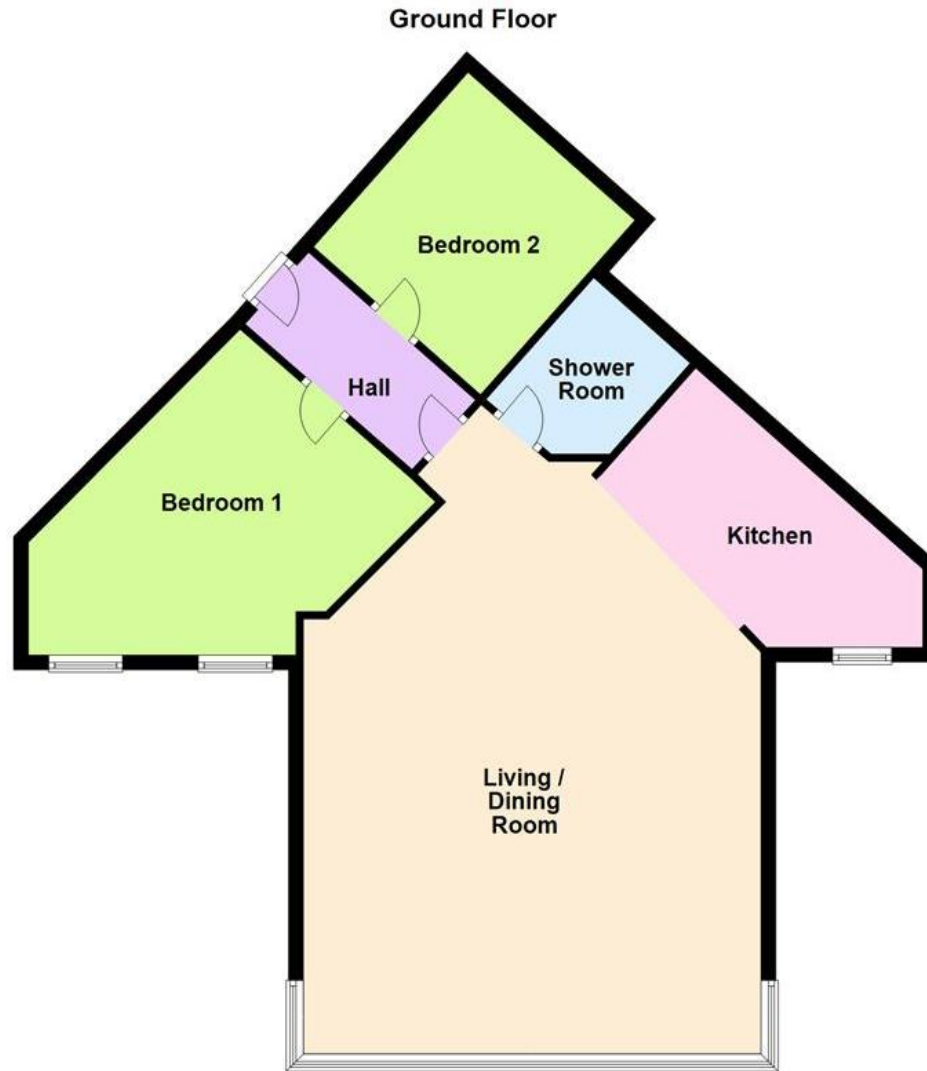
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Came on the market: 13th January 2022

Viewer's Note:

Services connected: Electricity, Water & Drainage
Council tax band: C
Tenure: Leasehold 105 years remaining.
Ground Rent: £150 per annum
Service Charge: £2238.36 - £559.59 paid quarterly

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

