



The Curve, 103 Tempest Street

THOMAS HARVEY
ESTATE AGENTS

A Well Designed Modern One Bedroom Third Floor Apartment In The Heart Of The City Centre & Therefore Extremely Convenient For The Facilities

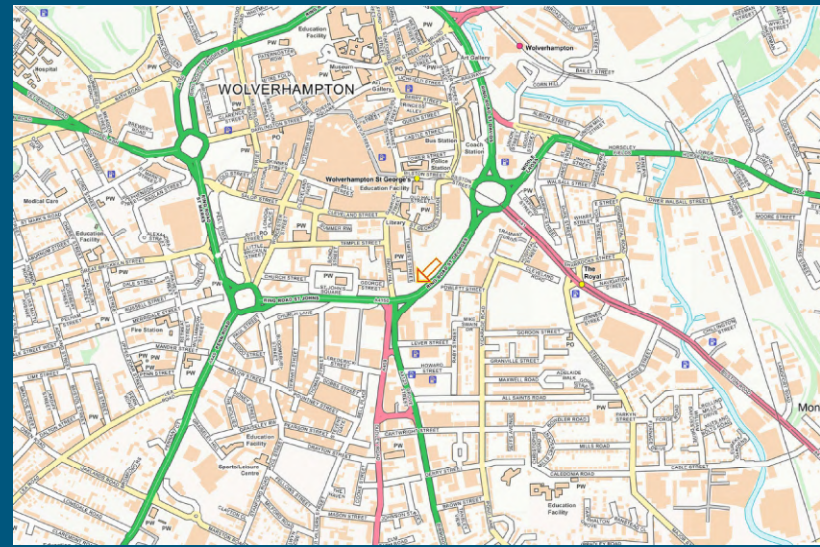
'The Curve' 103 Tempest Street, Wolverhampton, WV2 1AA
Asking Price: £90,000

Tenure: Leasehold
Leasehold Details: Term 125years from 01.01.2007. Date 22nd October 2009
Ground Rent: £250.00 (two hundred and fifty pounds) per annum
Service Charge: £150.00 (one hundred and fifty pounds) per calendar month
Council Tax: Band B – Wolverhampton
EPC Rating: B (81)
Total Floor Area: 474sq feet (44.0sq metres)
No Upward Chain

Occupying a choice position adjacent to St Johns Square and therefore on the fringe of the city centre yet within walking distance of all the amenities therein, this well-appointed apartment is situated on the third floor of this exclusive modern development being an excellent example of its type.

Ideal for purchasers requiring a property, ready to just move into, 103 Tempest Street is a perfect opportunity for Time Buyers or Buy To Let purposes. Constructed in 2008, the well-appointed accommodation which has the benefit of electric radiator central heating and double glazing includes, communal reception hall with lift facilities, entrance hall with airing cupboard, bathroom with modern white suite and master bedroom with custom built open wardrobe and double doors to balcony. A feature of the property is the open plan living room with fitted kitchen including integrated appliances and the charming feature of two French windows with Juliette balconies. At the rear of the property is a remote control gates leading to the resident's carpark with allocated parking.

With internal inspection a must, the deceptive apartment is also minutes away from both Wolverhampton Train & Bus Station, making it The Curve extremely useful for commuting to principal towns.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Radiator, telephone intercom system, laminate flooring and airing cupboard housing central heating boiler.

Bathroom: 6'7" (2.00m) x 6'7" (2.00m)

Fitted with a modern white suite comprising panelled bath with shower unit, low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spot lights, ceramic tiled flooring and double glazed side window.

Bedroom: 10'4" (3.15m) x 10'2" (3.01m)

Radiator, laminate flooring and double glazed French window with balcony.

Open Plan Living Room with Kitchen: 19'4" (5.90m) x 14'2" (4.32m max)/ 8'9"

(2.71m min) Fitted with a matching suite of laminate gloss units comprising stainless steel 1½ drainer sink unit, a range of cupboards & drawers with matching worktops & tiled splash backs, suspended wall cupboards, built in fridge freezer, dishwasher, electric oven & 4-ring electric hob with stainless steel extractor hood over, plumbing for washing machine, two radiators, recessed ceiling spot lights, laminate flooring, two double glazed windows and two sets of double glazed French windows with Juliette balconies.

The development benefits from a secure residents car park with allocated parking and remote controlled electric gates.



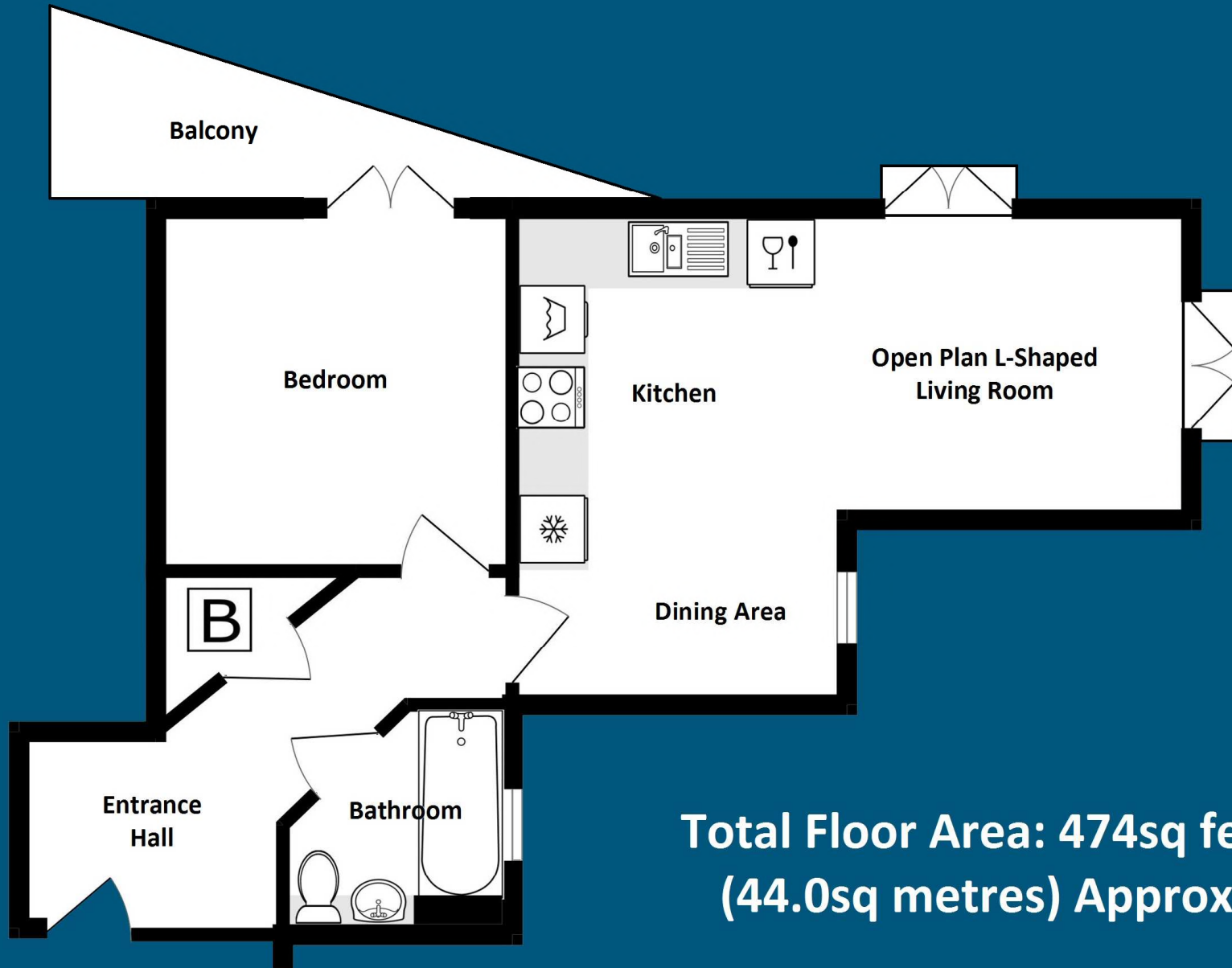












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PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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