



67 Market Square

**THOMAS HARVEY**  
ESTATE AGENTS

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

**67 Market Square, Wolverhampton, WV3 0NL**  
**Asking Price: £115,000**

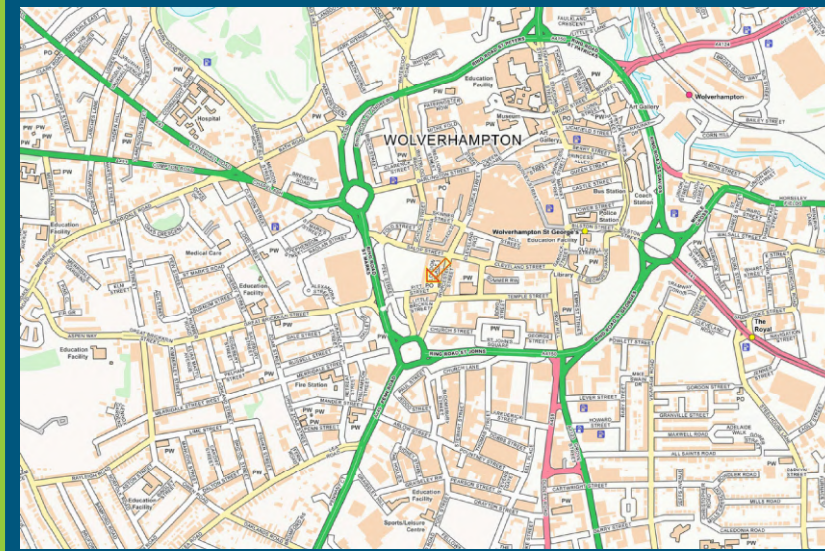
**Tenure: Leasehold**  
**Leasehold Details: Term 150 years from 3<sup>rd</sup> July 2003**  
**Ground Rent: £162.14 per half annum**  
**Service Charge: £966 per half annum**  
**Council Tax: Band B – Wolverhampton**  
**EPC Rating: D (65) No 0188- 8032-6214-5290-1254**  
**Total Floor Area: 704sq ft. (65.4sq m) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**  
**No Upward Chain**

Occupying a choice position in Market Square, therefore in the heart of the city centre & 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, Market Square was constructed in 2001 to a well-planned design, utilising the maximum space and having the advantage of gated resident's allocated off road parking, intercom entry system and lift facilities.

Measuring at approx. 704sq feet, the well-appointed accommodation which has the benefit of electric radiator central heating, fresh neutral decor and double glazing includes, communal reception hall with lift facilities, inner lobby to entrance hall with large storage cupboard, bathroom with white suite, two double bedrooms and a 20ft open plan living room with archway to fitted kitchen. At the rear of the property and accessed from Pitt Street is the gated resident's carpark with allocated parking. This deceptive apartment is also minutes away from both Wolverhampton Train & Bus Station, making Market Square extremely useful for commuting to principal towns.

Offered with No Upward Chain, this excellent flat is a great opportunity for First Time Buyers or purchasers requiring an investment property (i.e. buy to let). With internal inspection highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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**Lobby/ Porch:** Internal oak veneered front door. **Entrance Hall:** Internal oak veneered door, electric radiator, laminate flooring and large built in storage cupboard.

**Bathroom: 7'5" (2.30m) x 7'2" (2.21m)**

Fitted with a white suite comprising panelled bath with power shower over, pedestal wash hand basin, low level WC, wall mounted electric heater, extractor fan and tiled effect vinyl flooring.

**Bedroom One: 19'0" (5.80m) x 8'10" (2.70m)**

Electric radiator and double glazed window.

**Bedroom Two: 14'5" (4.40m) x 7'7" (2.30m)**

Electric radiator and double glazed window.

**Living Room: 19'0" (5.80m) x 10'2" (3.10m)**

Electric radiator, laminate flooring, double glazed window to and open archway to:

**Kitchen: 10'10" (3.30m) x 6'11" (2.10m)** Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in electric oven, 4- ring ceramic hob with stainless steel extractor hood over, plumbing for washing machine and laminate effect vinyl flooring.

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

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**Total Floor Area: 704sq feet  
(65.4sq metres) Approx.**











**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings of the property 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.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.