



55 The Lindens, Newbridge

THOMAS HARVEY
ESTATE AGENTS

A Well Presented Two Bedroom Second Floor Flat With Garage & Neatly Decorated Throughout, With A Vast Range Of Facilities Close By!

55 The Lindens, Newbridge Crescent, Wolverhampton, WV6 0LR

Asking Price: £110,000

Tenure: Leasehold

Leasehold Date: 13th July 2018

Term: 25th March 1976 to 24th March 2117

Ground Rent: £100 per annum

Service Charge: £304.36 per yearly quarter

Council Tax: Band A- Wolverhampton

EPC Rating: E (39) No: 9135-4024-9400-0470-9292

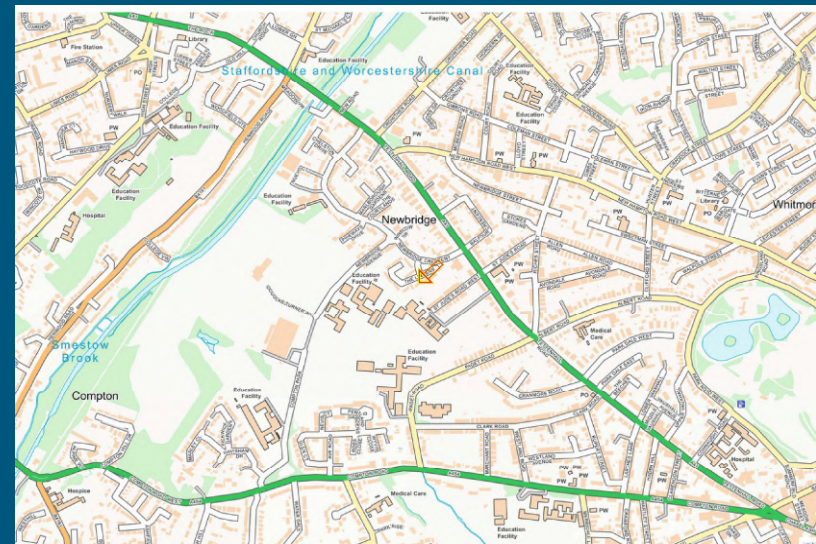
Total Floor Area: 672.8sq feet (62.5sq metres) Approx.

No Upward Chain

Occupying a choice position on this popular site known as The Lindens, this well-appointed flat is situated on the second floor of the development overlooking the mature landscaped surrounding gardens and is convenient for the majority of amenities including easy access of the city centre.

Restyled and well maintained over the years to provide a pleasant interior, the flat has been designed to a thoughtful specification, utilising the maximum space. The interior which has the benefit of electric background heating & double glazing includes entrance hall with storage cupboard, living room with Juliette balcony, two double bedrooms both with built in wardrobes, bathroom with white suite and kitchen with a matching suite of white units. Flat 55 has the benefit of a garage in a separate block, together with communal off road parking for the residents. The mature fully stocked surrounding communal gardens are neatly landscaped to provide a pleasant outlook.

Ideal for First Time Buyers or Landlords, The Lindens is within walking distance of a number of amenities including schooling in both sectors, shops at Newbridge & Tettenhall, sports facilities and several bus routes. An excellent example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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Entrance Hall: Hardwood internal door, convector heater, laminate flooring and built in storage cupboard.

Living Room: 14'2" (4.31m) x 11'6" (3.50m)

Convector heater, separate electric heater, laminate flooring and double glazed windows to front with doors leading to Juliette balcony.

Kitchen: 9'3" (2.81m) x 8'8" (2.68m)

Fitted with a matching suite of laminate units comprising stainless steel 1.5 drainer sink unit with mixer tap, a range of cupboards & drawers with matching worktops, suspended wall cupboards, recess for double width cooker & having stainless steel extractor hood over, plumbing & recess for both washing machine & dryer, tiled effect vinyl flooring, extractor fan and double glazed window to rear.

Bedroom One: 16'3" (4.96m) x 10'7" (3.22m)

Built in wardrobes with overhead stores, electric wall heater, laminate flooring and double glazing picture window to rear.

Bedroom Two: 11'3" (3.42m) x 10'7" (3.22m)

Built in wardrobes with overhead stores, electric wall heater, laminate flooring and double glazing to rear.

Bathroom: 9'10" (3.00m) x 8'1" (2.65m)

Fitted with a white suite comprising P-Shaped panelled bath with shower unit & screen, pedestal wash hand basin, low level WC, chrome hearted towel rail, part tiled walls, herringbone style vinyl flooring and double glazed opaque window to rear.

Outside: There is off road car parking for residents and 55 The Lindens is allocated with a garage in separate block, north east of the development.

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.

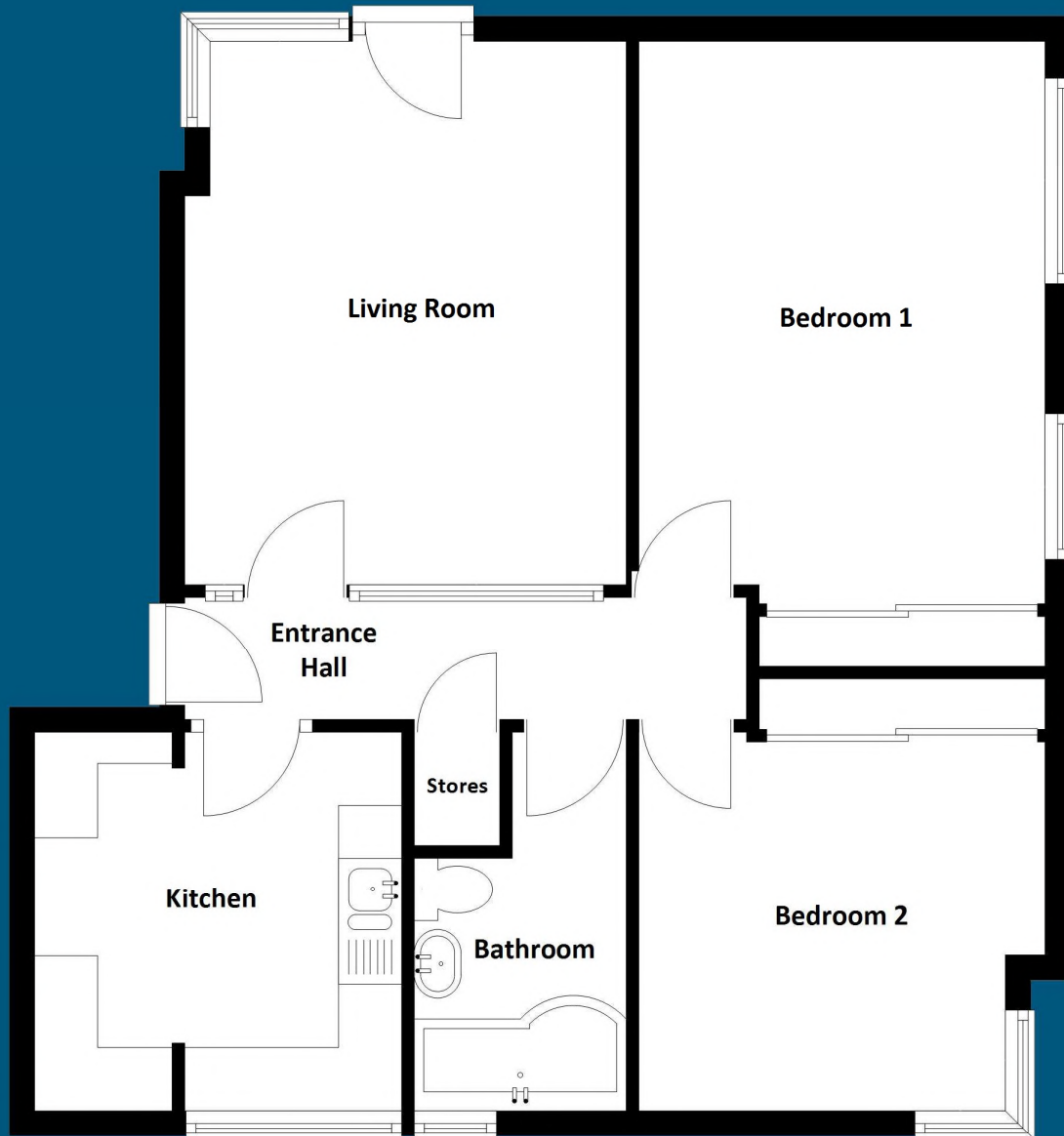












PROPERTY MISDESCRIPTION ACT 1991

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.

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.

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