



## Flat 1st Floor

The Lindens, Wolverhampton

OIEO **£90,000.00**

  
**Concentric**<sup>®</sup>  
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## AT A GLANCE



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- No Upward Chain
- Excellent Location
- Two Double Bedrooms
- First Floor Apartment

## MATERIAL INFO

- Leasehold
- Years Remaining: 76
- Ground Rent: £37.50pa
- Service Charge: £324.96 Qtrly
- EPC - D
- Council Tax - A
- Heating: Electric





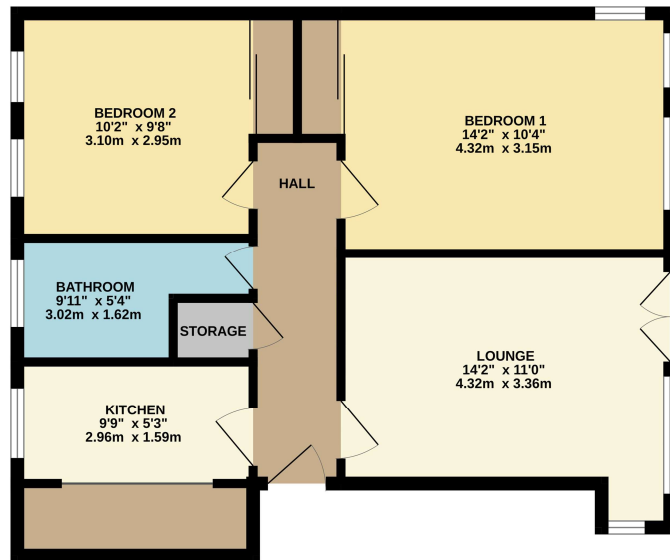
## DESCRIPTION

Concentric Sales & Lettings are delighted to present this first-floor, two-bedroom apartment located in the Merridale area of Wolverhampton, benefitting from excellent transport links, proximity to Wolverhampton City Centre and communal gardens. The property comprises of entrance into the main hallway, with the lounge, integrated kitchen, family bathroom, and two double bedrooms off this hallway. Additionally, the property benefits from in-built storage space throughout and Juliet balcony.



## FLOOR PLAN

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For more information about this property, or to book a viewing – please contact the us today and speak with one of our team of experts!

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