



## 33 BARCLAY COURT COMPTON ROAD WOLVERHAMPTON, WV3 9RN

OFFERS IN THE REGION OF £90,000  
LEASEHOLD

NO CHAIN - Well presented second floor apartment located within a popular purpose built block on a well managed and secure estate with well maintained gardens located within walking distance of the City Centre ideal for access to a range of local amenities including public transport, shops and schooling. The property benefits from an extended lease in excess of 900+ years and a peppercorn ground rent with accommodation comprising communal entrance with secure intercom access, hallway, living room, kitchen, bedroom and bathroom.

# 33 BARCLAY COURT COMPTON

- Available With No Onward Chain
- Second Floor Apartment
- Long Lease Over 900+ Remaining
- Ideal Buy To Let Or First Time Buy
- Close To A Range Of Amenities
- Well Maintained Grounds



## ENTRANCE HALL

Secure entry intercom system, storage cupboard and doors to:

## LIVING ROOM

Two double glazed windows and electric heater.

## KITCHEN

Double glazed window, electric heater and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for various household appliances and a useful storage cupboard.

## BEDROOM

Double glazed window, electric heater and two built in storage cupboards.

## BATHROOM

Tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

## PROPERTY INFORMATION

Title - The property is understood to be Leasehold with a lease term of 999 years from 29th September 1983. We understand the current ground rent is £0.00 and the most recent annual service charge was £1,692.97 per annum.

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## 33 BARCLAY COURT COMPTON



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements