



25 Waterside Close

| WV2 1HN | Offers In Excess Of £115,000

ROYSTON  
& LUND

- Apartment
- Two Well Portioned Bedrooms
- Bathroom
- Gated Allocated Parking
- Leasehold Property
- Ground Floor Accommodation
- Generous Open-Plan Living Room / Kitchen
- En-suite
- Short Walk to Central Wolverhampton
- EPC Rating - D / Council Tax Band - B





This two-bedroom apartment offers generous living accommodation throughout. The open-plan kitchen and lounge create a bright and spacious living area, fitted with an integrated electric hob and oven, and enhanced by French doors providing access to outside.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a private en-suite shower room. Completing the property is a spacious, contemporary and well-appointed bathroom.

The area around Waterside Close offers easy access to local supermarkets, schools, and healthcare facilities, with Wolverhampton city centre and the railway station also within convenient reach. Nearby schools include Grove Primary Academy, SS Mary and John's Catholic Primary Academy, and The Khalsa Academy, providing a range of options for families. Green spaces and leisure facilities are also close by.

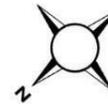
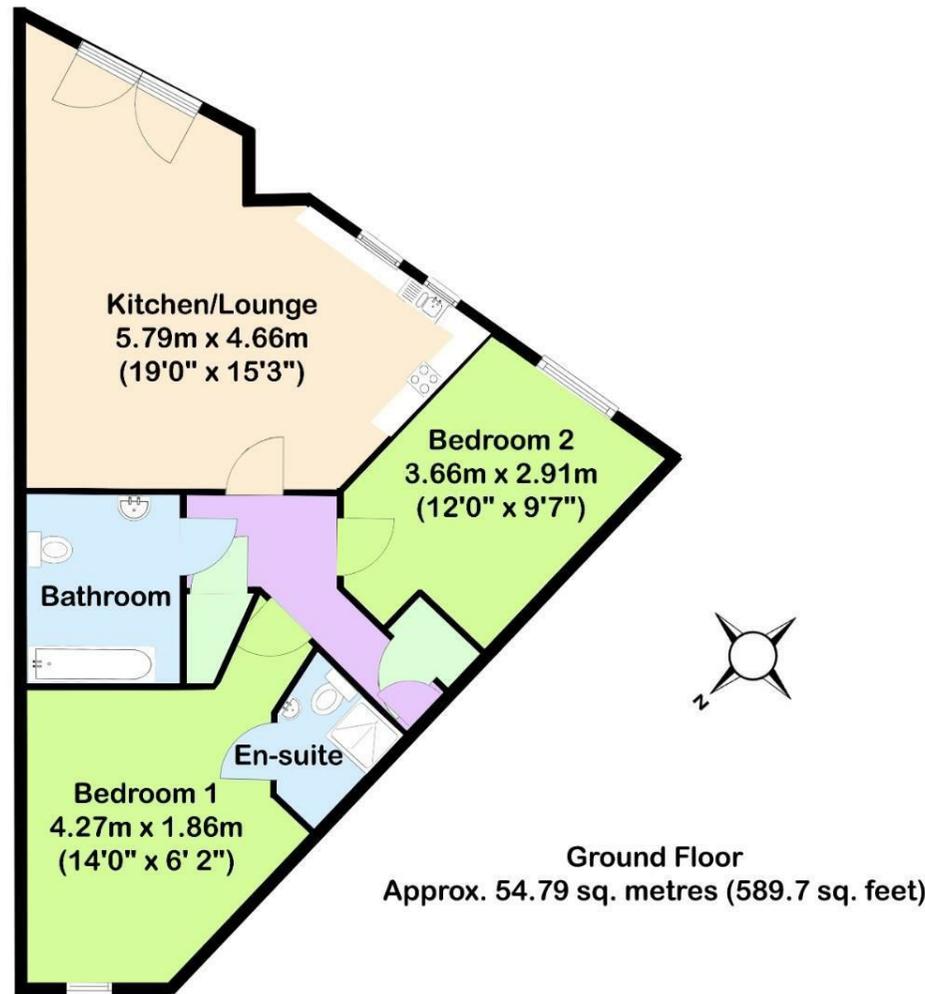
Annual Service Charge - £3,308.36 per annum

Annual Ground Rent - £170

Length of Lease - 155

Years Remaining - 134





### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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**ROYSTON & LUND**