



**Rothesay Gardens, Parkfields  
Wolverhampton, WV4 6DD**

**£100,000**



This modern apartment offers spacious and very well presented accommodation, is ready to move straight into, making it an ideal first time purchase. Situated in a popular residential area close to local amenities and conveniently located for the Birmingham New Road/A4123, the property is perfectly positioned for commuting. The apartment benefits from two bedrooms, a good size living room, fitted kitchen and a modern bathroom with a white suite, along with central heating, double glazing and off road parking. The property is offered for sale with no upward chain. Set within a gated development, the apartment enjoys a secure communication entry system for added peace of mind and is located on the third floor, offering additional security and lift access to all floors.

Upon entering, you are welcomed by a pleasant reception hall providing access to all rooms. The living room is a generous size and features a double glazed door opening onto a delightful Juliette balcony. The fitted kitchen comprises work tops, a stainless steel sink unit, base units and wall cupboards, a built-in oven with four ring gas hob and cooker hood, and a cupboard housing the combination boiler.

There are two well proportioned bedrooms, with the main bedroom benefiting from a double glazed door leading to a Juliette balcony. The modern bathroom is fitted with a panelled bath with shower fitting, low flush WC and pedestal wash hand basin, complemented by ceramic wall and floor tiling, an extractor fan and flush ceiling spotlights.

An interior viewing is highly recommended to fully appreciate the space, presentation and overall appeal of this impressive home.

**Council Tax Band B. Energy Rating C. Tenure LEASEHOLD.** The property is leasehold with a lease term of 125 years from 30th January 2010. We have been advised that there is an annual service charge of approximately £2,200.00 and annual ground rent £272.00. Buyers are advised to verify these figures with their legal representative.

#### Reception Hall

**Living Room** 18' 9" x 13' 0" (5.71m x 3.96m)

**Kitchen** 12' 3" x 7' 5" (3.73m x 2.26m)

**Bedroom One** 12' 3" x 10' 7" (3.73m x 3.22m)

**Bedroom Two** 9' 1" x 8' 10" (2.77m x 2.69m)

**Bathroom** 6' 5" x 6' 5" (1.95m x 1.95m)

**Buyers Information** In line with UK anti-money laundering regulations, 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 £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



**TENURE: Leasehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: B**

**EPC RATING: C**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





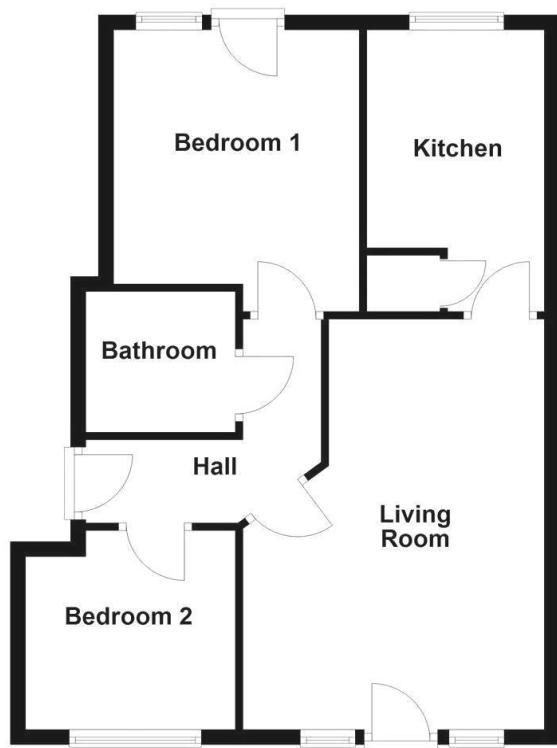
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**Third Floor**



**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....