



**122 LIMEHURST AVENUE
WOLVERHAMPTON, WV3 9BE**

**OFFERS IN THE REGION OF £110,000
LEASEHOLD**

NO CHAIN - Spacious ground floor apartment located in a popular residential location close to a number of local amenities including schools, shops and easy access to public transport. The property comprises entrance hall, two double bedrooms, bathroom, separate WC, good size fitted kitchen and lounge/dining room. Accessed via secure intercom system.



122 LIMEHURST AVENUE

- NO CHAIN • Two Bedroom Ground Floor Apartment • Living/Dining Room • Double Bedrooms • Secure Intercom Entry System • Extremely Popular Location • Ideal for First Time Buyers Or Investors • Close To A Range Of Amenities



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

W.C

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 125 years from 3rd October 2004 to 4th October 2129.

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>

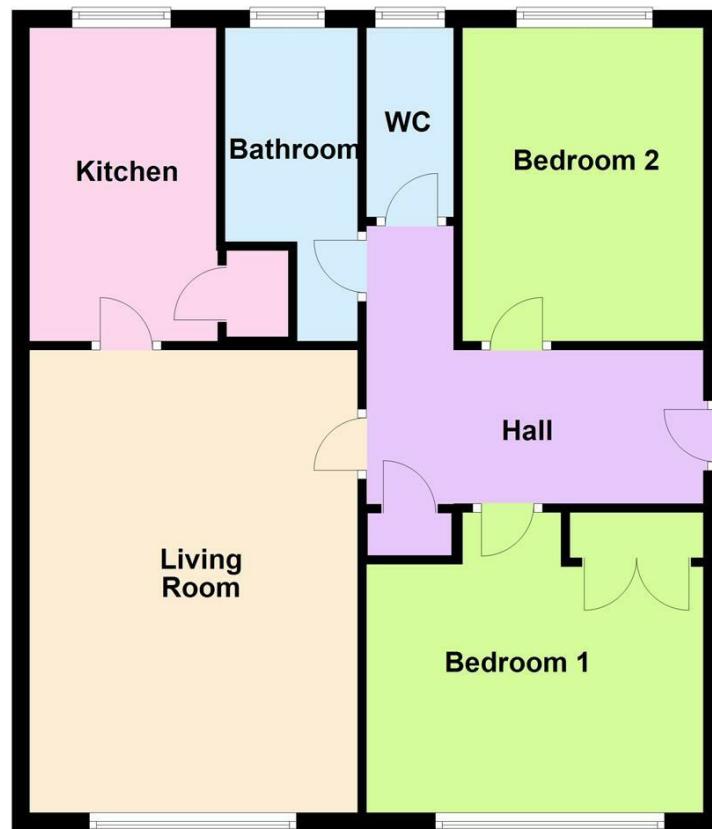
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

122 LIMEHURST AVENUE



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(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