Connells

Rothesay Gardens
Monmore Grange Wolverhampton

Rothesay Gardens
Monmore Grange Wolverhampton WV4 6DD

for sale offers in the region of
£130,000

Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and attractive two bedroom, top floor apartment on a popular residential estate. Benefiting from being in good condition throughout this property should be viewed in order to fully appreciate.

The property comprises of a communal entrance hall with secure intercom access, internal entrance hall, large entrainment style lounge diner with feature Juliet balcony, modern fitted kitchen, two bedrooms both with Juliet balcony's, separate family bathroom. Externally there is communal grounds allocated parking space behind secure electric gates as well as a bin store and motorcycle parking.

Location And Area

Set to the south of Wolverhampton City Centre on the popular Monmore Grange development with easy access to A449 for commuting, good rail links in the form of Wolverhampton and Coseley rail stations, numerous local schools, shopping facilities and restaurants

Communal Entrance Hall

Secure intercom access, stairs access.

Entrance hall

Radiator, doors to various rooms.

Entertainment Lounge Diner

12' 8" x 19' 9" max (3.86m x 6.02m max)

Double glazed bay window to front with a feature Juliet balcony and additional double glazed window, two radiator, door to kitchen, door to entrance hall.

Kitchen

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to rear, radiator, door to lounge, range of wall and base units with inset oven, hob and extractor and space for a fridge freezer.

Bedroom One

11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed Juliet balcony to front, radiator, door to entrance hall.

Bedroom Two

8' 9" x 7' 2" (2.67m x 2.18m)

Double glazed Juliet balcony to rear, radiator, door to entrance hall.

Bathroom

Low flush toilet, panelled bath, pedestal sink, radiator, door to entrance hall.

External

One allocated parking space, electric gates to front, communal grounds and gardens.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

Total floor area 64.9 m² (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Service Charge: 1200.00

Ground Rent: 133.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335399

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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