



109 Merridale Court Merridale Road, Merridale, Wolverhampton, West Midlands, WV3 9LE

Refurbished and immaculately presented second floor one bedroom Flat conveniently positioned with easy access to Wolverhampton City Centre and local shops and amenities including Bantock Park. Secure intercom entry system on main entrance door into communal Lobby. Internally, this modern and spacious flat comprises: Entrance Hallway; Comfortable sized Lounge/Diner with patio doors to balcony with pleasant view; Modern fitted Kitchen with ample worktops and cupboard units, integrated electric induction hob, oven and space for fridge freezer; Separate cupboard with plumbing and space for washing machine; Good-sized double Bedroom with built-in wardrobe and views; Shower Room with corner shower cubicle, WC and wash hand basin; Electric radiator heating; uPVC double glazing; Ample parking area on a first come first served basis; Communal Garden and clothes drying area maintained by Wolverhampton City Council. ** AVAILABLE EARLY SEPTEMBER - SECURITY DEPOSIT £950 OF WHICH HOLDING DEPOSIT £190 - EPC RATING: E - NO TENANT FEES **.

£825 PCM

