



73 Broad Gauge Way, Wolverhampton

**THOMAS HARVEY**  
ESTATE AGENTS



*A Most Attractive & Well Designed Two Bedroom Two Bathroom Second Floor Apartment In A Favoured Modern Development. Extremely Convenient For A Vast Range Of Amenities!*

**73 Broad Gauge Way, Wolverhampton, WV10 0AZ**

**Asking Price: £125,000**

**Tenure: Leasehold**

**Leasehold Date: 14<sup>th</sup> February 2014**

**Term: 155 years from 1<sup>st</sup> January 2008**

**Ground Rent: £450 per annum (paid half yearly)**

**Service Charge: £2,000 per annum (paid half yearly)**

**Council Tax: Band B- Wolverhampton**

**EPC Rating: B (81) No: 9132-1423-8100-0138-8292**

**Total Floor Area: 688.7sq feet (64.1sq metres) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

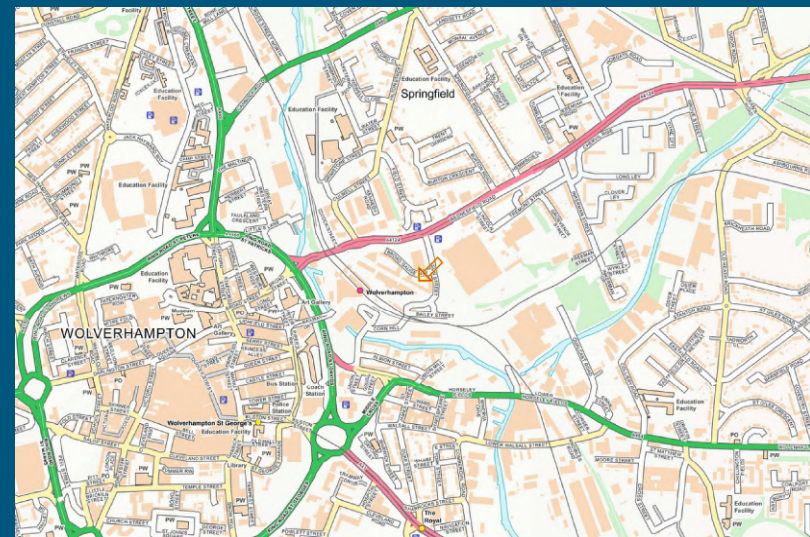
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

**Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.**

Occupying a choice location and within easy access to a number of amenities, in particular walking distance of both shops & Wolverhampton City Centre including the Train Station, Apartment 73 is positioned on the second floor of this popular modern development constructed by Barratt Homes in 2008.

Built to a well-planned designed and utilising the maximum space with a generous floor area of approx. 688.7sq feet, this attractive apartment has been thoughtfully restyled by the present owners to create a simplistic & trendy interior throughout. The well-appointed accommodation which has the benefit of double glazing and electric heating includes communal reception lobby with lift facilities, entrance hall with two large storage cupboards, family bathroom with white suite, master bedroom with ensuite shower room and a second double bedroom. A feature of the property is the open plan living room with Juliette balcony and adjacent is the fitted kitchen with matching suite of modern black gloss units including integrated appliances. The development also has the benefit of parking in the resident's car park and the communal grounds have been neatly landscaped to create a most pleasant setting.

Convenient for the majority of amenities including schooling in both sectors, local shops and within easy distance of both Newcross Hospital & Bentley Bridge Retail Park, with the facilities therein. Broad Gauge Way also has the advantage of excellent transport links for commuting to principal towns/ cities (Black Country Route, M6 Motorway & Birmingham New Road). Offered with No Upward Chain, internal inspection is highly recommended to appreciate this excellent example of its type, ideal opportunity for Rental investment (previously let out at £900. pcm) & First Time Buyers!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Internal composite door, electric heater, built in storage cupboard and separate airing cupboard housing the hot water tank.

**Bedroom Two: 10'7" (3.25m) x 9ft (2.75m min)**

Electric heater and double glazed window to front.

**Bathroom: 8'6" (2.62m max) x 6'1" (1.87m)**

Fitted with a white suite comprising panelled bath with shower & screen, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, extractor fan and white tiled flooring.

**Bedroom One: 12'4" (3.79m max) x 13'7" (4.17m max)**

Electric heater and double glazed window to front.

**Ensuite Shower Room: 5'9" (1.79m) x 6'1" (1.87m)**

Fitted with a white suite comprising corner shower enclosure, low level WC, wall mounted wash hand basin with mirror over, chrome heated towel rail, extractor fan and white tiled flooring.

**Open Living Room With Dining Area: 19'8" (6.05m max) x 11'1" (3.40m)**

Electric radiator, laminate flooring and double glazed sliding door to rear with Juliet balcony & side window. An open archway leads to:

**Kitchen: 9'6" (2.92m) x 6'2" (1.90m)**

Fitted with a modern suite of black gloss units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, laminate worktops, 4-ring electric hob with stainless steel extractor hood over, electric oven, dishwasher, fridge, freezer & combination washing machine & dryer, laminate flooring and extractor fan.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







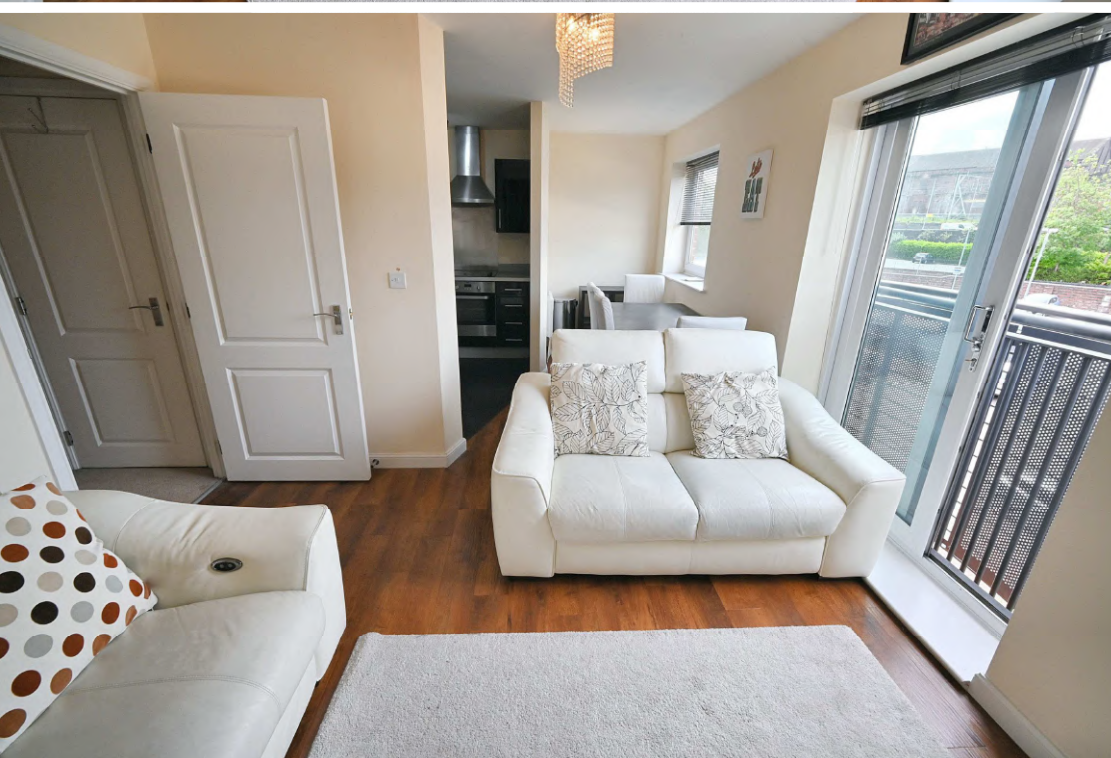








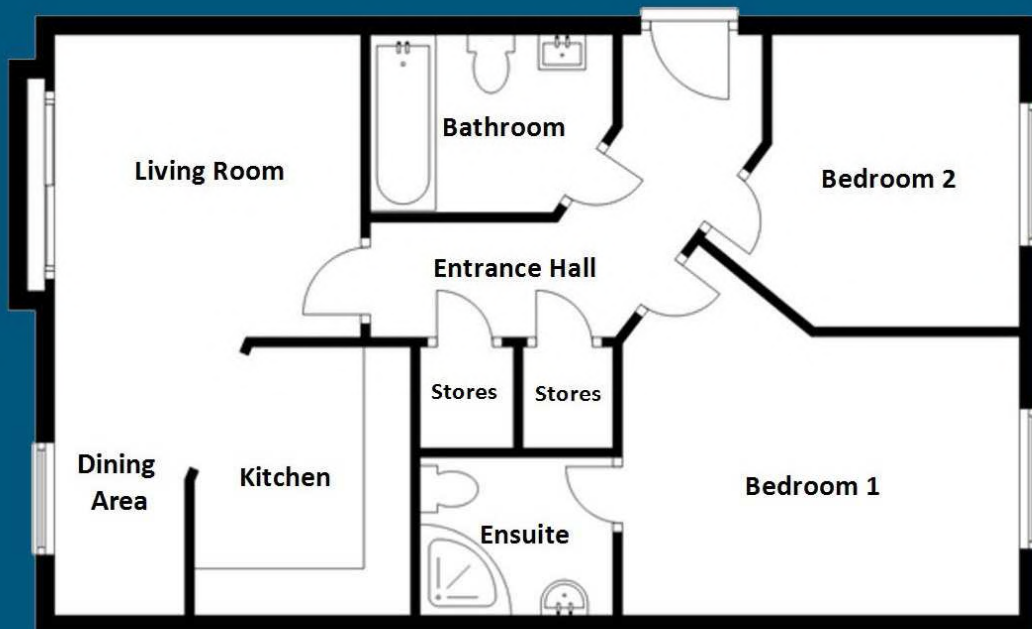












**Total Floor Area: 688.7sq feet (64.1sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



**PROPERTY MISDESCRIPTION ACT 1991**

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

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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