



Connells

Broad Gauge Way
City Centre Wolverhampton

Broad Gauge Way City Centre Wolverhampton WV10 0BA

for sale offers in the region of
£130,000



Property Description

Connells Wolverhampton bring to the market this well presented and stylish two bedroom City centre apartment. This property has a balcony to rear overlooking the communal gardens.

Internally the property comprises of communal entrance hall, entrance hall, two bedrooms, good size open plan kitchen diner, lounge with balcony, en-suite shower room, bathroom. Externally there is large communal gardens and secure allocated parking.

The Location & Area

Set just outside Wolverhampton City Centre and within walking distance to Wolverhampton Rail Station, this property is ideally situated for fantastic local amenities and shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.

Entrance Hall

Door to front, doors to various rooms, storage cupboard, intercom access panel.

Kitchen Area

A range of wall and base units, integrated oven, hob and extractor, space for fridge freezer, space for washing machine, inset sink, open to dining area.

Dining Area

Double glazed window to rear, electric heater, open to kitchen area.

Lounge

French doors leading to balcony, electric heater, door to entrance hall.

Communal Entrance Hall

Secure intercom access, stairs and lift access to all floors.



Bedroom One

12' x 8' 5" (3.66m x 2.57m)

Double glazed window to front, electric radiator, door to entrance hall, door to en-suite.

En-Suite

Shower cubicle with mixer shower, low flush toilet, wash hand basin, door to Bedroom One.

Bedroom Two

9' 7" x 11' 3" (2.92m x 3.43m)

Double glazed to front, electric heater, door to entrance hall.

Bathroom

Panelled bath, low flush toilet, pedestal sink, electric heater, door to entrance hall.

Outside

Large communal gardens and allocated parking space.

Agents Note

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









Total floor area 67.6 m² (728 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



To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2600.00

Ground Rent:
 220.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH311898

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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