



104 The Lindens, Newbridge



*A Well Presented Two Bedroom First Floor Flat Having Been Thoughtfully Restyled Throughout To Create A Charming Interior & No Doubt An Excellent Example Of Its Type!*

**104 The Lindens, Newbridge Crescent, Wolverhampton, WV6 0LS**

**Asking Price: £115,000**

**Tenure: Leasehold**

**Leasehold Date: 20<sup>th</sup> December 2011**

**Term: 25<sup>th</sup> March 1976 to 24<sup>th</sup> March 2136**

**Ground Rent: £100 per annum**

**Service Charge: £304.36 per yearly quarter**

**Council Tax: Band A- Wolverhampton**

**EPC Rating: C (77) No: 0390-2732-2560-2105-1111**

**Total Floor Area: 652.8sq feet (60.6sq metres) Approx.**

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

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

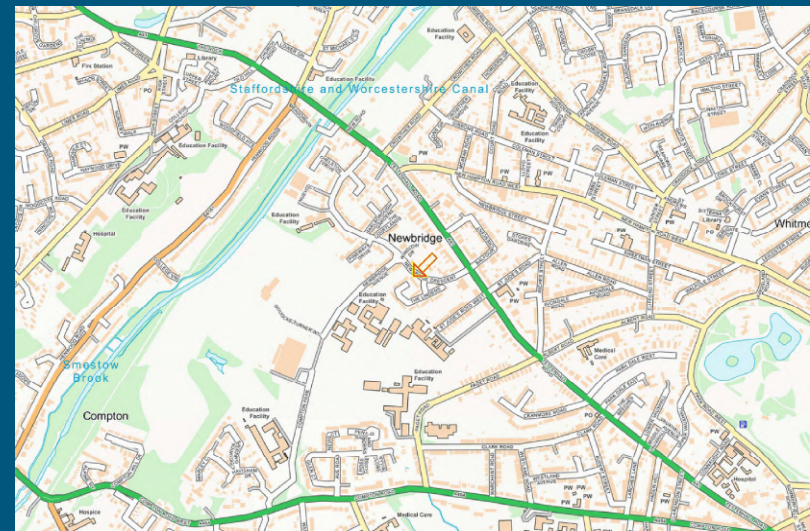
**Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.**

Occupying a choice position on the North-East side of this popular site known as The Lindens, this well-appointed flat is situated on the first floor of the development overlooking the landscaped gardens at the rear and a mature tree lined exterior at the front. Restyled in recent years by the current owners, the charming interior provides a number of attractive features throughout.

Designed to utilise the maximum space with an approx. floor area of 652.8sq feet (60.6sq metres), viewing of the interior is essential to appreciate one of the finest examples of its type at the development. The interior which has the benefit of electric background heating & double glazing includes an open plan living room with Juliette balcony & built in storage cupboard, fitted kitchen with a smart shaker style suite & built in appliances, modern bathroom and two double bedrooms both with built in wardrobes. The mature fully stocked surrounding communal gardens are neatly landscaped to provide a pleasant outlook adding to the appeal of The Lindens.

Ideal for First Time Buyers or Landlords, The Lindens is within walking distance of a number of amenities including schooling in both sectors, shops at Newbridge & Tettenhall, sports facilities and several bus routes. The city centre is also less than approx. 1½ miles away.

Internal inspection is highly recommended to appreciate the well-presented home which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Living Room: 17'7" (5.37m) x 14'4" (4.36m)**

Feature stone fireplace with electric log burner style stove, electric radiator, built in storage cupboard, LVT flooring and double glazed windows to front with Juliette balcony.

**Kitchen: 9'1" (2.76m) x 8'7" (2.66m)**

Fitted with a matching suite of shaker style light grey units comprising a range of base cupboards, drawers & suspended wall cupboards, hardwood worktops with sunken Belfast sink & mixer tap, built in electric oven, 4-ring induction hob with stainless steel extractor hood, fridge & washing machine, white brick style part tiled walls, stone tiled flooring and double glazed window to front.

**Bathroom: 9'8" (2.94m) x 8'5" (2.56m)**

Fitted with a white suite comprising panelled bath with shower spray & screen, pedestal wash hand basin, low level WC, slate style part tiled walls with matching flooring and double glazed opaque window to front.

**Bedroom One: 15'10" (4.83m) x 10'6" (3.19m)**

Built in triple mirrored wardrobes, electric wall heater, LVT flooring and double glazing to rear.

**Bedroom Two: 11'4" (3.46m) x 10'2" (3.11m)**

Built in floor to ceiling wardrobes, electric wall heater, LVT flooring and double glazing to front.

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.











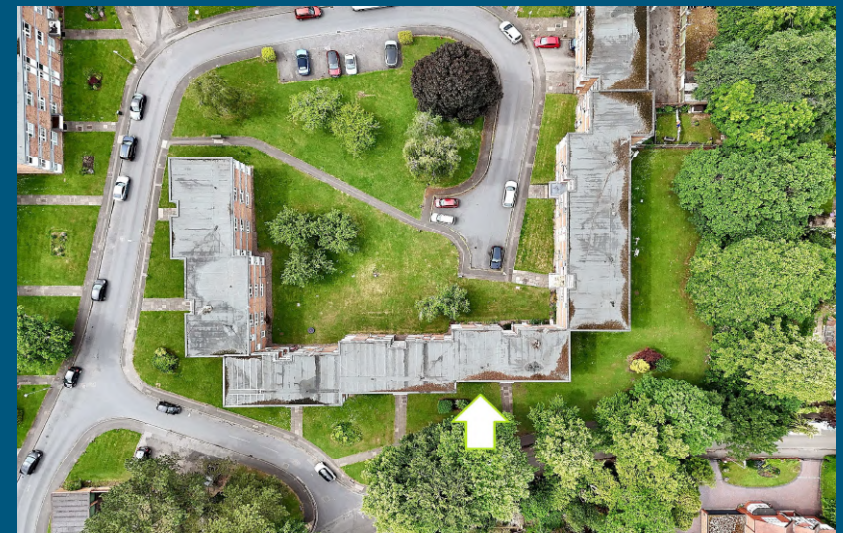












**Total Floor Area: 652.8sq feet (60.6sq metres) Approx.**  
 Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



**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.**  
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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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