



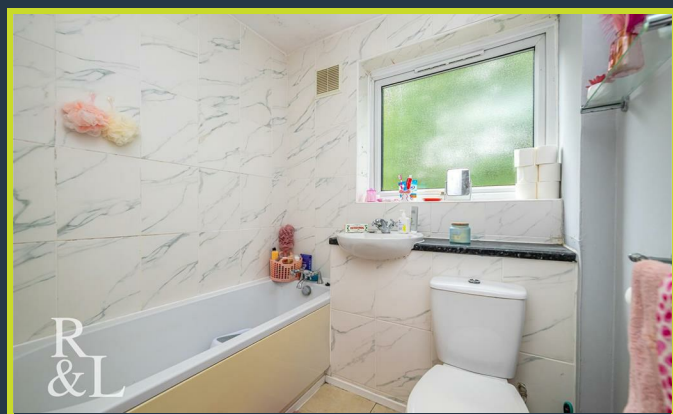
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Malcolm Court Lower Vauxhall

Wolverhampton | WV1 4SS | Offers In Excess Of £70,000

ROYSTON
& LUND

- IDEAL INVESTMENT OPPORTUNITY
- ELECTRICAL REWIRE
- NEW BATHROOM
- PARKING VIA PERMIT
- WALKING DISTANCE TO CITY CENTRE
- ONE BED APARTMENT
- NEW KITCHEN
- LEASE EXTENDED TO 139 YEARS
- COMMUNAL GARDENS
- VIEWINGS ADVISED

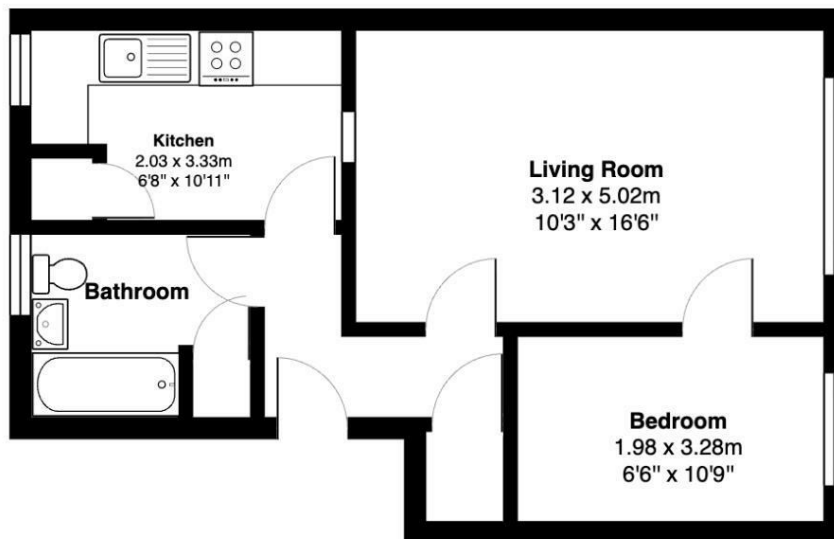




Nestled in the vibrant area of Lower Vauxhall, Wolverhampton, this charming flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The flat features a welcoming reception room, providing a delightful area for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property is situated in a lively neighbourhood, with easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who appreciate urban living.

This flat presents a wonderful opportunity for anyone looking to establish a home in a dynamic part of Wolverhampton. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs. Embrace the charm of Lower Vauxhall and make this flat your new sanctuary.



Total Area: 40.0 m² ... 431 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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