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&L

61A Essington Way

| WV1 2NX | Offers In The Region Of £89,995

ROYSTON
& LUND

- NO CHAIN
- LEASEHOLD - 103 YEARS REMAINING - SERVICE CHARGE £762.12 PER ANNUM
- FIRST FLOOR APARTMENT WITH GAS CENTRAL HEATING
- PRIVATE LOFT ACCESS
- EXCELLENT LOCATION
- PRIVATE REAR GARDEN
- ONE BEDROOM
- SECURE INTERCOM SERVICE
- IDEAL FIRST TIME PURCHASE
- VIEWINGS ADVISED!





Welcome to this charming first-floor flat located on Essington Way in Wolverhampton. This property offers a comfortable living space, making it an ideal choice for first-time buyers or those looking to downsize.

The flat features a welcoming reception room that provides a perfect area for relaxation or entertaining guests. The double bedroom is thoughtfully designed to maximise space and light, ensuring a cosy retreat at the end of the day. The bathroom is conveniently located, offering all the necessary amenities for modern living.

One of the standout features of this property is the private rear garden, which provides a delightful outdoor space for enjoying the fresh air or tending to your plants. This is a rare find in a flat and adds significant value to the home.

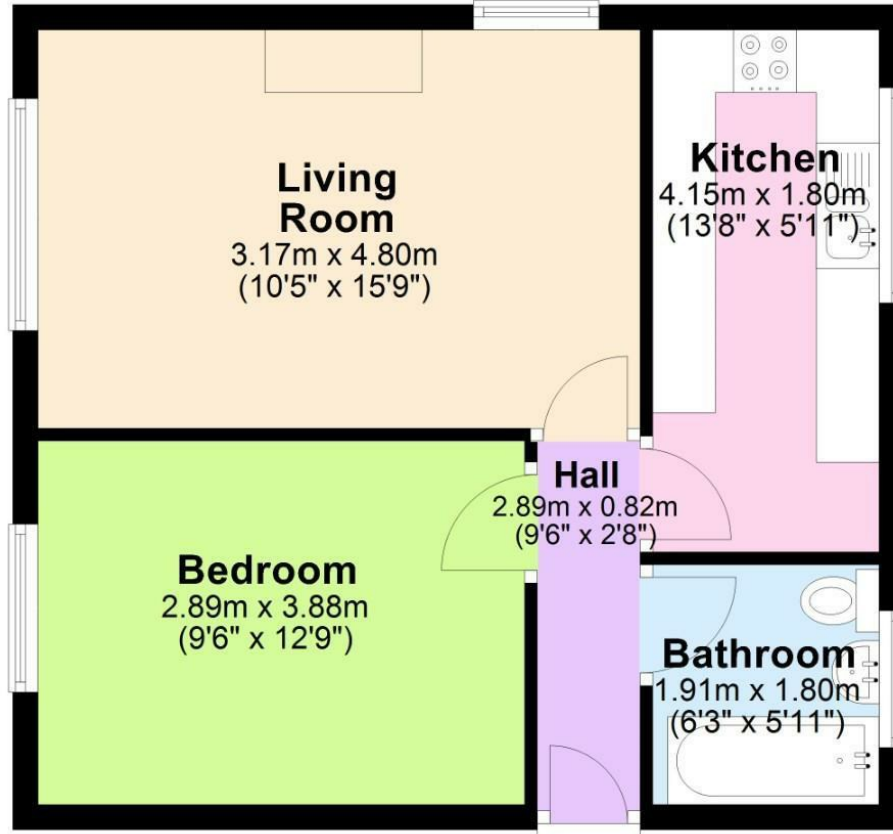
Situated in a location with excellent transport links, commuting to nearby areas is both easy and convenient. Whether you are heading to work or exploring the local attractions, you will find that accessibility is a key advantage of this property.

With NO CHAIN involved, this flat is priced to sell, making it an attractive opportunity for those looking to make a move in the property market. Do not miss the chance to view this lovely flat and envision your new life in this delightful home.



Ground Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 41.3 sq. metres (444.2 sq. feet)



EPC

| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 64 | | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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