



1 Bedroom Apartment

Market Square, Wolverhampton

Offers In Region Of £69,995



**REDSTONES**

**\*\*Suit landlord or first time buyer (Previously let out for £450pcm)\*\*** A well presented one bedroom modern City centre apartment located on the fourth floor and being in the heart of Wolverhampton City Centre with the benefit of no upward chain, security intercom and lift to the first floor, double glazing and electric central heating. The property further comprises, lounge, double bedroom, luxury bathroom with shower, fitted kitchen and secure allocated parking. EPC rating of C.

**SUMMARY** **\*\*Suit landlord or first time buyer (Currently let out for £450pcm)\*\*** A well presented one bedroom modern City centre apartment located on the fourth floor and being in the heart of Wolverhampton City Centre with the benefit of no upward chain, security intercom and lift to the first floor, double glazing and electric central heating. The property further comprises, lounge, double bedroom, luxury bathroom with shower, fitted kitchen and secure allocated parking. EPC rating of C.

**ENTRANCE** Laminated wood floor covering, double glazed window with wooden venetian blind, door to

**RECEPTION HALL** With electric heater, doors to lounge, bathroom and bedroom, entry phone, large built in storage cupboard, doors to

**LOUNGE** 15'9" x 11'8" With double glazed window, electric heater and entrance to kitchen.

**FITTED KITCHEN** 9'9" x 7'6" With stainless steel single drainer sink unit with mixer tap, cupboards under, work top surfaces with cupboards and draws under, eye level units, splash back tiling, integrated oven, fitted four ring electric hob with stainless steel extractor hood over, plumbing and space for appliances.

**DOUBLE BEDROOM** 11'4" x 11' With double glazed window and electric heater.

**BATHROOM** With double glazed window, electric heater, panelled bath with mixer tap, shower over, pedestal wash hand basin, low level WC and part tiled walls.

**OUTSIDE** Secure allocated gated parking.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

### Viewing

Please contact our Redstones Estate Agency Office on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Energy Performance Certificate**

40, Market Square  
WOLVERHAMPTON  
WV3 9NL

Dwelling type: Mid-floor flat  
Date of assessment: 19 May 2009  
Date of certificate: 19 May 2009  
Reference number: 0063-2801-6554-0791-7225  
Total floor area: 48 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
A			
B			
C	76	76	71
D			
E			
F			
G			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current		Potential
Energy use	280 kWh/m <sup>2</sup> per year	277 kWh/m <sup>2</sup> per year	277 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.0 tonnes per year	2.0 tonnes per year	2.0 tonnes per year
Lighting	£38 per year	£25 per year	£25 per year
Heating	£163 per year	£166 per year	£166 per year
Hot water	£102 per year	£102 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



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