



Malcolm Court
Wolverhampton,



REDSTONES

The Property Experts



Flat 22, Malcolm Court, Lower Vauxhall, Wolverhampton, WV1 4SS

£49,000

Investor opportunity, one bedroom second floor apartment with separate garage, uPVC glazing, storage heating, very well presented. Bedroom with fitted double wardrobe, fully tiled Bathroom, 57 years left on the lease, Ground rent £30 per annum, Service charge £537.38 per annum, EPC C

Viewing strictly by appointment.

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HALLWAY with ceiling light point, intercom phone, electric storage radiator, doors to bedroom, Lounge and Bathroom

LOUNGE 16' 5" x 9' 1" (5.01m x 2.78m) with fitted fire surround and hearth, 2 x ceiling light point, electric storage heater, uPVC glazing to rear aspect, double doors lead to kitchen

KITCHEN 11' 1" x 6' 6" (3.38m x 2.00m) accessed from the Lounge, ceiling light point, uPVC window to front aspect, plumbing for washing machine, stainless steel drainer sink, ceramic floor tiling and part wall tiles, integral electric hob, oven and extractor hood, matching 'white' floor and wall units and roll top work surface.

BEDROOM 10' 7" x 7' 4" (3.25m x 2.25m) with fitted double wardrobe, electric storage heater, uPVC window to rear aspect, ceiling light point

BATHROOM fully tiled, matching suite of low level wc and wash hand basin, bath with 'Triton Amber III' electric shower, extractor fan, uPVC window to rear front aspect, ceramic floor tiling

OUTSIDE We are advised that a garage comes part of the property and there is off and on road parking nearby.

Energy Performance Certificate



Flat 22 Malcolm Court, Lower Vauxhall, WOLVERHAMPTON, WV1 4SS

Dwelling type: Mid-floor flat **Reference number:** 8606-9361-6129-7397-1373
Date of assessment: 16 July 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 July 2013 **Total floor area:** 39 m²

Use this document to:

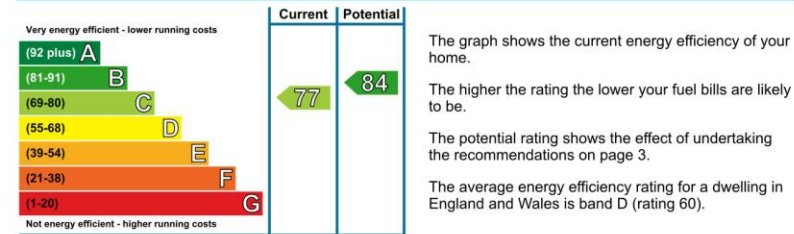
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,014
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	
Heating	£ 345 over 3 years	£ 321 over 3 years	
Hot Water	£ 585 over 3 years	£ 300 over 3 years	
Totals	£ 1,014	£ 705	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal