

1 Bedroom Apartment 33 Princess Street, Wolverhampton Offers In Region Of £72,500

REDSTONES

A good size one bedroom second floor modern apartment having the benefit of video entry phone, city centre location, secondary glazing and no upward chain. The property has a spacious lounge, good size breakfast kitchen with integrated appliances, double bedroom with built in wardrobe, bathroom with shower. The property also benefits from electric heating and video entry phone and being close to the city centre. Energy rating E.

**SUMMARY** A good size one bedroom second floor modern apartment having the benefit of video entry phone, city centre location, secondary glazing and no upward chain. The property has a spacious lounge, good size breakfast kitchen with integrated appliances, double bedroom with built in wardrobe, bathroom with shower. The property also benefits from electric heating and video entry phone and being close to the city centre. Energy rating E.

## COMMUNAL ENTRANCE Accessed via video entry phone, stairs off

SHARED INNER HALLWAY Providing secure access to just two apartments. Door to

RECEPTION HALL Laminated wood floor covering, doors to

**LOUNGE** 15' 0" x 12' 5" (4.58m x 3.80m) With high ceiling, secondary glazed window, laminated wood floor covering, builtin cloaks and storage cupboard, TV/FM aerial points, telephone point.

**BREAKFAST KITCHEN** 12' 7" x 8' 10" (3.84m x 2.71m) Luxury fitted kitchen with stainless steel single drainer sink unit, cupboard under, granite effect work top surfaces with cupboards and draws under, eye level units, breakfast bar, integrated stainless steel fronted oven, fitted four ring induction hob with stainless steel extractor hood over, integrated fridge and separate freezer, integrated dishwasher and washer/dryer, laminated wood floor covering, splash back tilling. The kitchen also has a integral wine rack, glazed china display cabinet and video entry phone system.

**MASTER BEDROOM** 10' 9" x 11' 7" (3.28m x 3.54m) With secondary glazed window, laminated wood floor covering, telephone point, large built in double wardrobe.

**BATHROOM** White bathroom suite, panelled bath with shower over, low level WC, pedestal wash hand basin, splash back tiling, extractor fan, wall mounted heater.

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

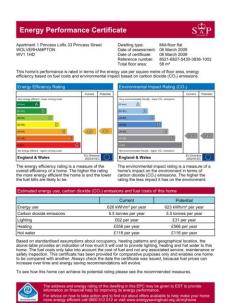
**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**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 235 350 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.





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