



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, built-in 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 tiling. 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.


**Energy Performance Certificate** 

Apartment 1 Princess Lofts 33 Princess Street  
WOLVERHAMPTON  
WV1 1HD

Dwelling type: Mid-floor flat  
Date of assessment: 08 March 2009  
Date of certificate: 05 March 2009  
Reference number: 8521-6827-5430-3836-1002  
Total floor area: 58 m<sup>2</sup>

This home's performance is rated in terms of the 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	Current	Potential	Environmental Impact Rating (CO <sub>2</sub> )	Current	Potential
Very good (A)			Very good (A)		
Good (B)			Good (B)		
Decent (C)			Decent (C)		
Below average (D)			Below average (D)		
Needs improvement (E)			Needs improvement (E)		
Poor (F)			Poor (F)		
Very poor (G)			Very poor (G)		

England & Wales 


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	626 kWh/m <sup>2</sup> per year	623 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.5 tonnes per year	5.5 tonnes per year
Lighting	€92 per year	€31 per year
Heating	€566 per year	€566 per year
Hot water	€116 per year	€116 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.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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/home](http://www.energysavingtrust.org.uk/home)