



2 Bedroom Apartment

Princess Street, Wolverhampton

Offers Over £89,000



REDSTONES

Located within a conservation area close to the city centre is this large penthouse two bedroom duplex apartment with turret, formally a Victorian warehouse the upper floors were converted into elegant apartments in 2000. The property has a bright and spacious living area with a open plan kitchen / breakfast area with integrated appliances. To the upper floor there is a galleried master bedroom with turret, second bedroom and bathroom. An internal inspection is strongly recommended to appreciate the character of this fine apartment. EPC rating of D

Communal Entrance Hall Accessed via video entry phone, stairs to all floors and door to

Reception Hall Laminated wood floor covering, 'Dimplex' storage radiator, stairs leading to the upper floor with banister and spindles, door to

Living Area 22'3" Max x 18' 8" Max A delightful large and bright living area, open plan to the kitchen with a large feature central window and four further windows all with views down princess Street, laminated wood floor covering, two 'Dimplex' storage radiators, low voltage spot lights and laminated wood floor covering.

Kitchen/Breakfast Area Fitted kitchen with stainless steel single drainer one and a quarter bowl sink unit with mixer tap, cupboards under, work top surfaces with cupboards and draws under, breakfast bar with space for four chairs, eye level units with under lights, splash back tiling, integrated oven, fitted four ring hob with stainless steel extractor hood over, integrated fridge and freezer, integrated dish washer, plumbing for washing machine, laminated wood floor covering, low voltage spot lights, video entry phone.

Upper Floor

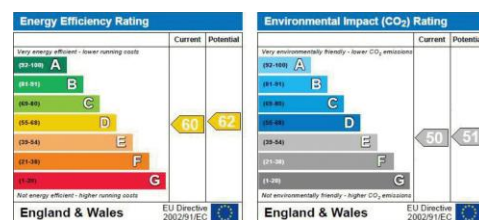
Landing To the half landing there is a large display area with a 'Velux' window, to the main landing there is a vaulted ceiling with 'Velux' window, laminated wood floor covering and doors to

Master Bedroom 18'9" Max x 15'2" Max Galleried bedroom with a vaulted ceiling and bedroom area set within the turret, two 'Velux' windows, laminated wood floor covering, steps up to turret area with three oriel windows offering excellent city centre views, pull down ladder for loft access, could also be used as a study or dressing area.

Bedroom Two 10' Max x 7'4" Vaulted ceiling with 'Velux' window, laminated wood floor covering, convactor radiator, low door giving access to eves storage.

Bathroom 9'9" Max x 6' Max Vaulted ceiling with 'Velux' window, panelled bath with mixer tap and shower attachment, separate shower over, low level WC, pedestal wash hand basin, part tiled walls, mirror fronted vanity cupboards, extractor fan, door to a large walk in airing cupboard with hot water cylinder with emersion.

IMPORTANT NOTICE In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property, their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture or fittings are included in any sale. Lease details, service charges and ground rent (where applicable) have been provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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

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