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&L

2 Stowheath Lane

| WV1 2TD | Offers In The Region Of £90,000

ROYSTON
& LUND

- 1 Double Bedroom
- Private Garden Area
- Ground Rent - £10 per annum
- Council Tax Band - A
- Ground Floor Flat
- 125 Years Lease With Effect From 2006
- Service Charge - £270 per annum
- EPC Rating - C





Royston & Lund are excited to share this well-presented 1-bedroom ground floor flat offering comfortable living with the added benefit of its own private garden. The accommodation comprises a spacious living room, a double bedroom, and a bathroom, making it ideal for first-time buyers, downsizers, or investors.

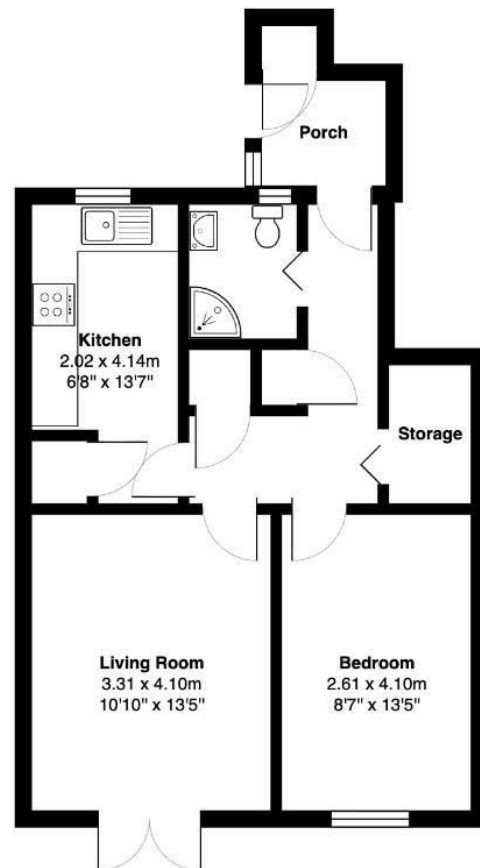
There is 1 parking space available along with on-street parking, ideal for guests.

The property is held on a 125-year lease from 2006, with a ground rent of £10 per year and a service charge of £270 per year.

This flat combines practicality and convenience with outdoor space rarely found in properties of this type.

Situated in a convenient location, the property offers easy access to Wolverhampton city centre, local shops, schools, and transport links, making it well-positioned for both commuting and day-to-day amenities.





Total Area: 51.3 m² ... 552 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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