



25 Waterside Close

| WV2 1HN | Offers In Excess Of £120,000

ROYSTON
& LUND

- Apartment
- Two Well Portioned Bedrooms
- Bathroom
- Allocated Parking
- Leasehold Property
- Ground Floor Accommodation
- Generous Open-Plan Living Room / Kitchen
- En-suite
- Short Walk to Central Wolverhampton
- EPC Rating - D / Council Tax Band - B





This two-bedroom apartment offers generous living accommodation throughout. The open-plan kitchen and lounge create a bright and spacious living area, fitted with an integrated electric hob and oven, and enhanced by French doors providing access to outside.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a private en-suite shower room. Completing the property is a spacious, contemporary and well-appointed bathroom.

The area around Waterside Close offers easy access to local supermarkets, schools, and healthcare facilities, with Wolverhampton city centre and the railway station also within convenient reach. Nearby schools include Grove Primary Academy, SS Mary and John's Catholic Primary Academy, and The Khalsa Academy, providing a range of options for families. Green spaces and leisure facilities are also close by.

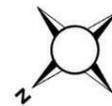
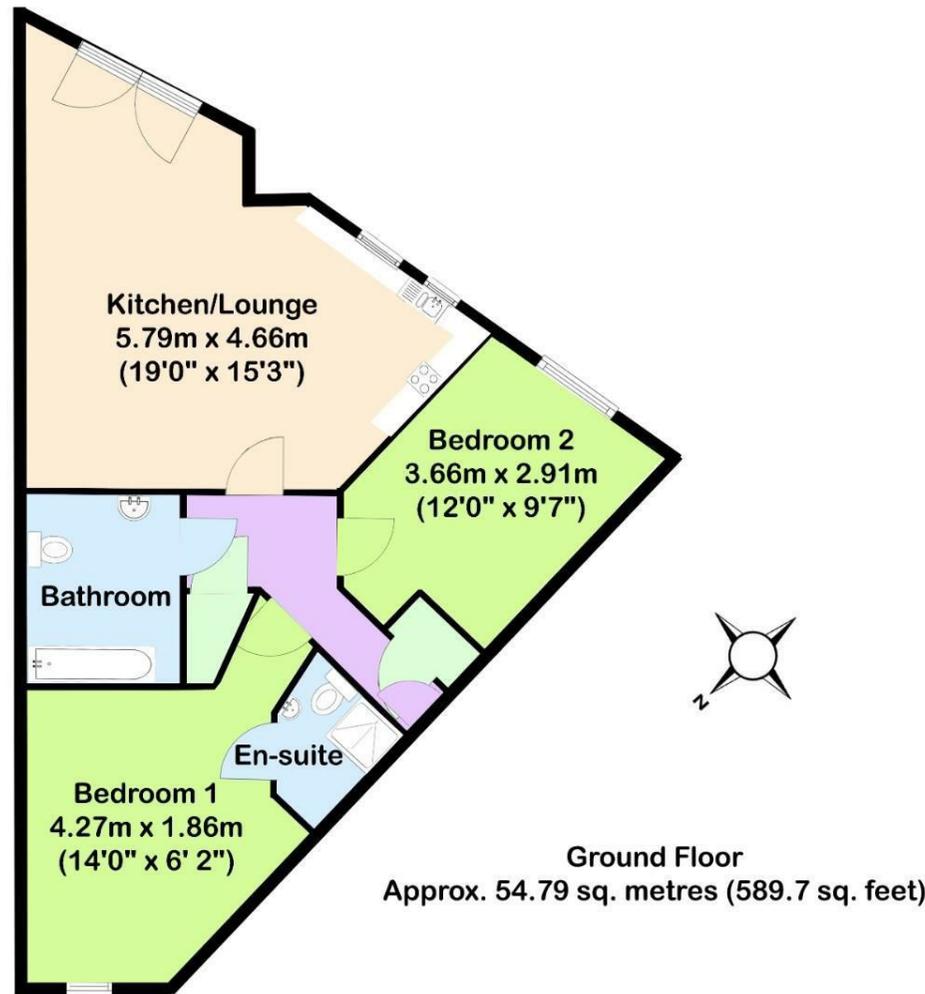
Annual Service Charge - £3,308.36 per annum

Annual Ground Rent - £170

Length of Lease - 155

Years Remaining - 134





EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | 59 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) 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 | | | |
| England & Wales EU Directive 2002/91/EC | | | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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