



£115,000

2 Bed Apartment

located in Squires Grove

 **REDSTONES**
The Property Experts

Squires Grove Willenhall WV12 5BU



SUMMARY

A modern two bedroom second floor apartment in the popular Squires Grove development. The accommodation comprises of an entrance hallway, living room, fitted kitchen, two bedrooms, bathroom and ensuite shower room. The property benefits from electric heating, double glazing, entry phone and allocated parking space. Energy rating C. ***ALSO OPTION TO BUY 50%***

HALLWAY

Wood effect laminate flooring, electric heater, entry phone, doors off, store cupboard, cupboard with water cylinder.

LIVING ROOM

15'1" x 12'9"

Wood effect laminate flooring, electric heater, Juliet balcony to rear, door to kitchen.

KITCHEN

9'6" x 7'10"

Tiled flooring, double glazed window to rear, various wall units, rolled edge work surface with splash back tiling, stainless steel inset sink, cupboards and drawers under, integrated electric oven, four ring hob with extractor hood over, fridge/freezer.

BEDROOM ONE

10'9" x 10'5"

Wood effect laminate flooring, electric heater, double glazed window to front, mirror fronted wardrobe, door to ensuite.

ENSUITE

9'10" x 4'11"

Wood effect laminate flooring, towel radiator, shower cubicle with mixer shower, pedestal wash hand basin, WC.

BEDROOM TWO

10'9" x 5'10"

Wood effect laminate flooring, electric heater, double glazed window to front.

BATHROOM

6'10" x 6'6"

Tile effect vinyl cushion flooring, towel radiator, bath, pedestal wash hand basin, WC.

OUTSIDE

Allocated car parking space.

NOTE:

Option to buy 50% shared ownership at £57500 and a Rent of £230.94pm will also need to be paid.

Service Charge – £1,320.40 PA

Ground rent of £247.11 PA

Lease length- 99 years from 2008 – 85 years remaining.

CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	82
(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	