



## 42 GROSVENOR PARK (F987) PENN, WV4 4BT

£675 (FROM) PER

### OVER 55'S ONLY First Floor Apartment

This well presented Apartment is situated within the popular Grosvenor Park Development, close to all local amenities and Bus Routes into the City Centre.

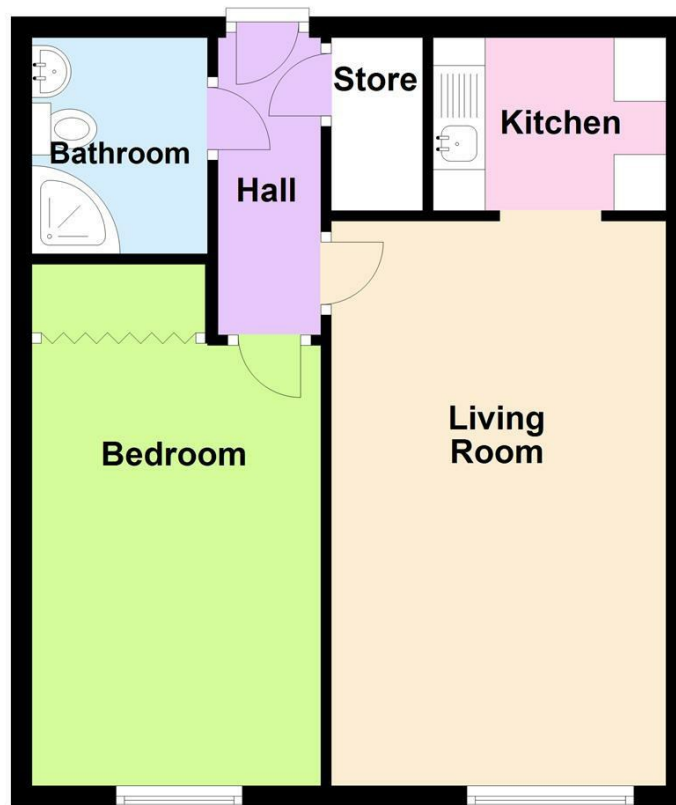
The building has a secure communal entrance lobby and the apartment comprises entrance hall, living room, kitchen, refitted shower room and double bedroom with fitted wardrobes. Double Glazed and Electric Heating.

Also available within the complex is a community Lounge Area and Utility Rooms, Communal Gardens and Parking.

HOLDING DEPOSIT - £155 DEPOSIT £778 Epc - C COUNCIL TAX - B (w.ton)



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements