



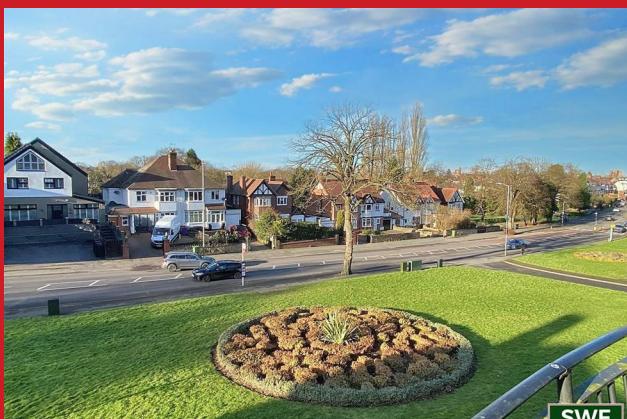
108 MERRIDALE COURT MERRIDALE ROAD WOLVERHAMPTON, WV3 9LE

OFFERS IN THE REGION OF £69,950
LEASEHOLD

NO CHAIN - Well presented studio apartment situated on the second floor in a popular and well known development close to a range of local amenities within walking distance of Bantock Park. Set within well maintained grounds the property has accommodation featuring entrance hall, kitchen, bathroom and a living room/bedroom area. Unallocated communal parking available.

108 MERRIDALE COURT

- No Chain
- Secure Communal Intercom System
- Unallocated Communal Parking
- Separate Kitchen & Bathroom
- Extremely Popular
- Location • Close To A Range Of Local Amenities



COMMUNAL ENTRANCE

Accessed via a secure communal intercom and fob system.

ENTRANCE HALL

Intercom receiver, loft access hatch, built in storage cupboard and doors to:

LIVING ROOM/BEDROOM

14'11" x 10'10"

Double glazed windows, double glazed double doors opening out to the balcony, built in airing cupboard and built in double wardrobe.

KITCHEN

5'9" x 5'6"

Double glazed window, part tiled walls, tiled floor and fitted counter top work surfaces incorporating a stainless steel sink and drainer unit with hot and cold taps. There is space for a cooker, fridge and plumbing for a washing machine.

BATHROOM

6'3" x 5'6"

Double glazed obscure window, part tiled walls and suite comprising pedestal wash hand basin, close coupled w.c and paneled bath.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

BROADBAND

Ofcom checker shows Standard/Superfast & Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

PARKING

The agent understands that there is no allocated parking for the property however unallocated communal parking is available.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

TENURE Leasehold

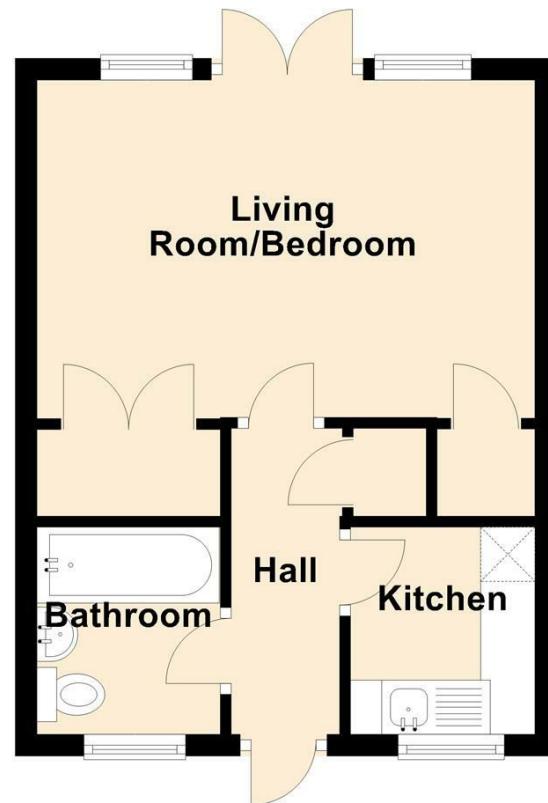
The property is leasehold with a lease term of 125 Years From 5 January 1998. Our vendor has advised that the current annual ground rent is £10.00 per annum and the most recent annual service charge was £254.03.

We encourage any potential buyer to verify these figures with their legal representative.

108 MERRIDALE COURT



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfstateagents.co.uk
www.swfstateagents.co.uk

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