



## 45 ROTHESAY GARDENS WOLVERHAMPTON, WV4 6DD

OFFERS IN EXCESS OF £110,000  
LEASEHOLD

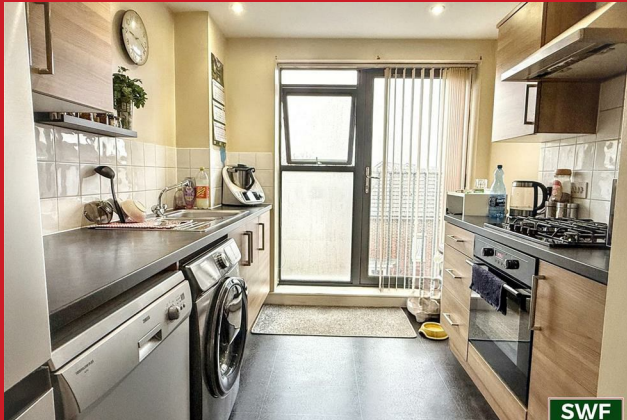
Two bedroom second floor apartment situated in an extremely popular location close to a range of local amenities including schools, shops and access to public transport. The property offers well appointed and spacious accommodation with gated access to the allocated car park and intercom entry to the main building. The accommodation comprises entrance hallway, large living room/diner, kitchen, bathroom and two bedrooms. Ideal Buy To let Investment opportunity



# 45 ROTHESAY GARDENS

- Impressive Two Bedroom Apartment
- Gated Parking
- Large Living / Dining Room
- Popular Location With Excellent Transport and Commuter

[Links](#)



## LIVING / DINING ROOM

21'6" max x 13'6" max

Double-glazed window, door to Juliette balcony, radiator, doorway to kitchen.

## KITCHEN

11'4" x 8'3"

Double-glazed window, door to Juliette balcony, range of fitted wall, drawer and base cupboards with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. There is a built in oven, four ring gas hob, and plumbing for a washing machine.

## BEDROOM ONE

11'7" x 11'4"

Double-glazed window, radiator.

## BEDROOM TWO

14'11" max x 7'1" max

Door to Juliette balcony, radiator.

## BATHROOM

Radiator, pedestal wash hand basin, close-coupled w.c, panelled bath with shower above.

## PARKING

Gated access to a central car park with allocated space.

## TENURE Leasehold

The property is leasehold with a lease term of 125 years (less 3 days) from 1 January 2010. We are awaiting confirmation of the annual ground rent and service charge.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## 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

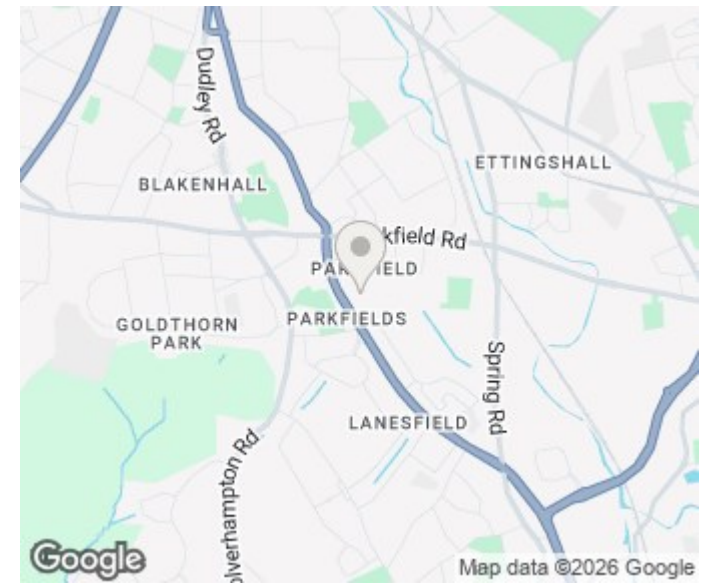
## SERVICES

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

# 45 ROTHESAY GARDENS



## Second Floor



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