



**2 Bedroom Apartment**  
**£875 PCM**

**REDSTONES**  
The Property Experts

# Art Court Walsall WS2 9EE



## SUMMARY

A two bedroom second floor apartment within the Art One canal side development in Walsall town centre. The accommodation comprises of a hallway, open plan kitchen / lounge with French doors to balcony, two bedrooms, ensuite shower room and bathroom. The property benefits from electric central heating, double glazed windows, being within walking distance of Walsall town centre and close to the train station. On site parking available at extra charge subject to availability.

### Entrance Hall

Having vinyl flooring, radiator, video entry phone, central heating boiler cupboard, doors off.

### Lounge

Being open to the kitchen and having carpet, radiator, French doors to balcony.

### Kitchen

Being open to lounge and having vinyl flooring, various wall and base units, work surface, sink, integrated electric oven and hob with extractor over, washing machine and fridge freezer.

### Bedroom One

Carpet, double glazed window, radiator, door to ensuite.

### Ensuite Shower Room

Vinyl flooring, radiator and having suite comprising of shower cubicle, low level WC and pedestal hand wash basin.

### Bedroom Two

Carpet, double glazed window, radiator.

### Bathroom

Vinyl flooring, radiator, suite comprising of bath, low level WC, pedestal hand wash basin.

## CONTACT

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