



69 Albion Street, Wolverhampton, West Midlands, WV1 3EG

Smart 2-Bedroom First Floor Apartment in modern development ideally positioned with Wolverhampton Train Station just a stone's throw away and with easy access to the City Centre and all that it has to offer. This contemporary property briefly comprises: Secure entry system; Front door into Inner Hallway with all rooms off; Spacious and bright Lounge with dual aspect windows, including opening patio doors and modern furnishings; Open-plan fitted Kitchen off with fridge freezer with water dispenser, induction hob, integrated electric oven, extractor hood, ample worktop space and cupboards, microwave, stainless steel sink/drainer with rinser and integrated washer/dryer; Double Bedroom with built-in wardrobes, bed frame and En-Suite Shower Room with double shower cubicle, WC, wash hand basin and heated towel rail; Further single Bedroom with wardrobes and bed frame; Bathroom with panel bath and shower over, WC, wash hand basin and heated towel rail; Double Glazing; Electric heating; Allocated parking space on private car park. **** IMMEDIATE AVAILABILITY - FURNISHED - SECURITY DEPOSIT £1095 OF WHICH HOLDING DEPOSIT £215 - NO TENANT FEES ****

£950 PCM

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