



## 73 ROTHESAY GARDENS

WOLVERHAMPTON, WV4 6DD

ASKING PRICE £98,000  
LEASEHOLD

Two bedroom third 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 comprising gated entry, secure communication entry system to the main building, lift access to each floor, entrance hallway, living room/diner, kitchen, bathroom, two bedrooms and allocated gated parking under cover of the building.



# 73 ROTHESAY GARDENS

- Immaculately Presented Two Bedroom Apartment • Lift Access To Each Floor • Extremely Popular Location • Annual Ground Rent £272.00 • Annual Service Charge £2,200.00 • Allocated Parking Under Cover Of Main Building



## COMMUNAL ENTRANCE - INTERCOM SYSTEM

### HALLWAY

### LIVING ROOM

### KITCHEN

### BEDROOM ONE

### BEDROOM TWO

### BATHROOM

### PARKING

1 allocated parking space.

### TENURE Leasehold

The property is leasehold with a lease term of 125 years from 30th January 2010. We have been advised that there is an annual service charge of approximately £2,200.00 and annual ground rent £272.00. Buyers are advised to verify these figures with their legal representative.

### COUNCIL TAX

Wolverhampton City Council - Tax Band B

### SERVICES

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

### BROADBAND

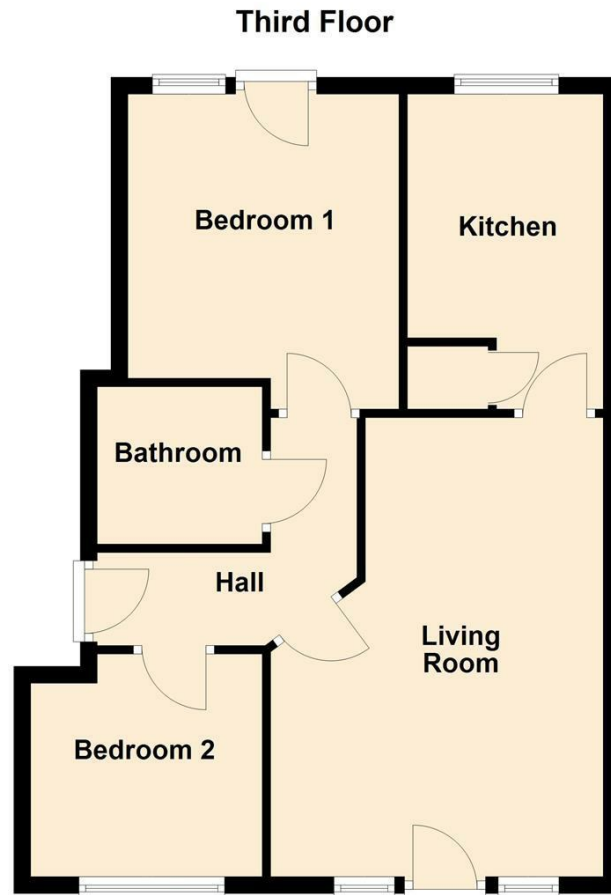
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 73 ROTHESAY GARDENS





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



Sanders, Wright & Freeman - Sales 01902 575555  
 13 Waterloo Road enquiries@swfestateagents.co.uk  
 Wolverhampton www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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