



**Flat 48 Balfour Court,
Wolverhampton,
WV6 0BH**

£795 PCM

A ground floor flat at Balfour Court situated close to local amenities and approximately 2 miles from the centre of Wolverhampton with all its amenities, road network links and railway station.

The flat briefly comprises entrance area with large storage cupboard, sitting room, kitchen leading into slabbed courtyard area, two bedrooms with fitted wardrobes and bathroom with shower over. Outside a courtyard garden.

Newly decorated and new flooring throughout.

New electric heating. Available immediately.

Rent: £795pcm

Deposit: £917 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: D (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: A (Wolverhampton Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 Likely, Three Likely, Vodafone Likely

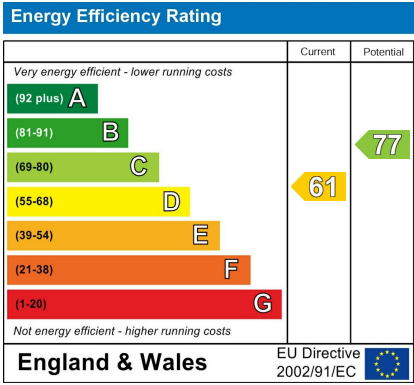
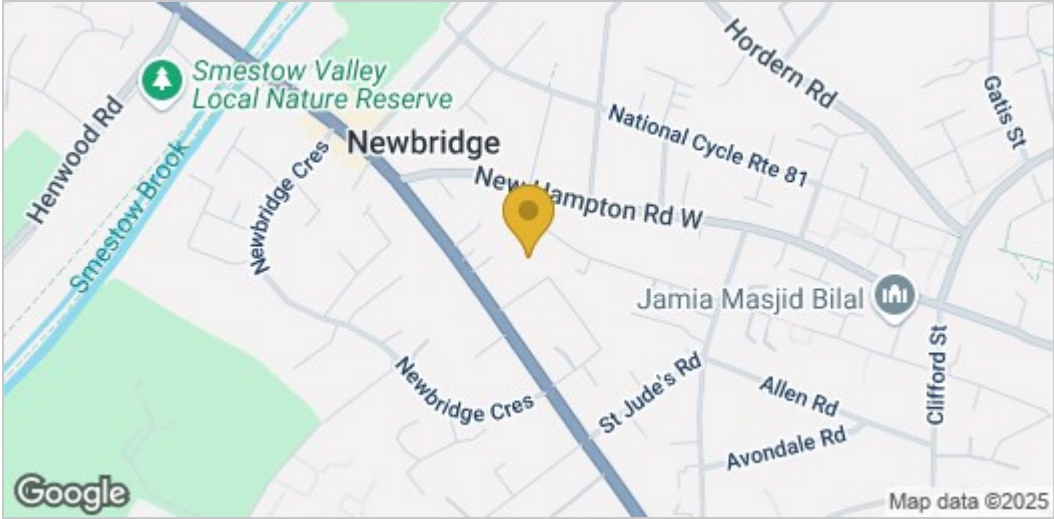
Mobile Signal/Coverage Outdoors: EE Likely, O2 Likely, Three Likely, Vodafone Likely

Parking:

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.