



11 Potters Brook

| DY4 7LG | £84,995

ROYSTON  
& LUND





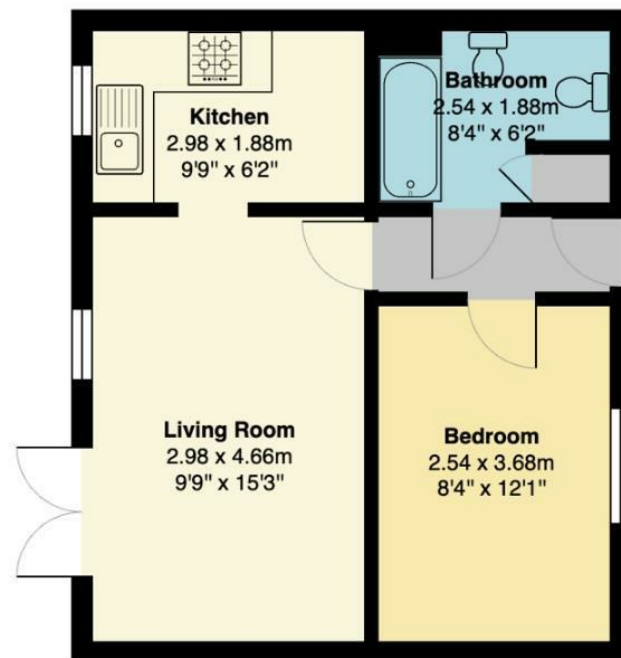


Royston and Lund are pleased to present this one bedroom second floor apartment situated in Tipton near Dudley Port. This property benefits from no upward chain and would be ideal for a first time buyer or for an investment purchase.

The property in brief comprised: Communal entrance porch, entrance hall fitted with a wall mounted intercom, lounge, fitted kitchen, three piece bathroom and double bedroom. The property also benefits from French doors opening onto a balconette. Close by are local amenities, train station and access to the A461.

The property is 106 years lease with effect from July 2003, Ground Rent £200 p.a and Service Charge £ 780 p.a

There is off street allocated parking for one car, and communal visitor spaces. There are communal gardens maintained by the management company.



Total Area: 38.1 m² ... 410 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

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.



EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		

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