

for sale

offers in the region of **£70,000** Leasehold



## Castle Court The Minories Dudley DY2 8PD

**\*\*ATTENTION INVESTORS \*\*** A STYLISH 8TH FLOOR MODERN APARTMENT LOCATED IN DUDLEY TOWN CENTRE SOLD WITH TENANT IN SITU PAYING £550 PCM. The apartment comprises open plan lounge and fitted kitchen, one bedroom, bathroom and allocated parking space.



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# Property Details

## Communal Entrance Hallway

With secure intercom system.

## Entrance Hallway

Entrance door, storage cupboard, intercom phone system, doors to

## Open Plan Lounge Kitchen

**Lounge Area** 12' 9" x 8' 1" ( 3.89m x 2.46m )

**Kitchen Area** 8' 9" x 11' 10" ( 2.67m x 3.61m )

Having a fitted kitchen to comprise a range of wall and base units with roll top work surfaces over to include stainless steel sink & drainer unit, electric oven and hob with extractor, integrated fridge freezer, tiling to splashback, vinyl floor, double glazed window to the front elevation.

**Bedroom One** 7' 11" x 11' 5" ( 2.41m x 3.48m )

Double glazed window to the front elevation, wall mounted heater.

## Bathroom

Suite to comprise paneled bath with mixer tap and shower over, wash hand basin in vanity unit, w.c., tiling, heated towel rail.

## Lease Information

We have been advised the following Leasehold Tenure Information & Costs :-

250 Years Commencing on 1st January 2017.

Current Ground Rent Approximately £125.00

Current Annual Service Charge of £1200

Building Insurance Inclusive

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor.

This information is provided to assist the transaction - no warranty is given as to its accuracy



To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: DUD309764 - 0012

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.