

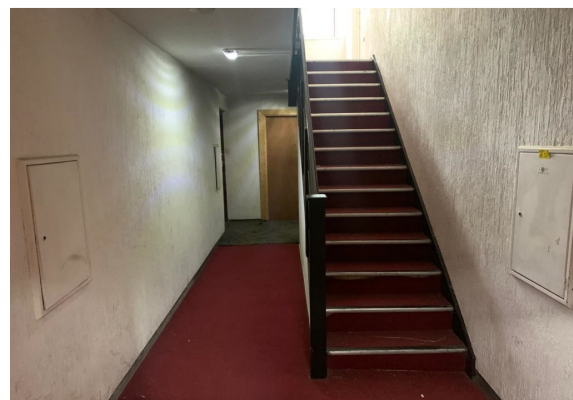
for sale

£40,000 Leasehold



Carnegie Avenue Tipton DY4 8SX

**** INVESTMENT OPPORTUNITY WITH
TENANT IN SITU ACHIEVING £425 PCM
** STUDIO FLAT SET CLOSE TO
EXCELLENT TRANSPORT LINKS**
COMMUNAL PARKING ****



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Property Details

Communal Entrance Door

Leading to communal hallway, stairs to first floor accommodation.

Lounge / Kitchen / Bedroom 18' 4" x 9' 2" (5.59m x 2.79m)

Two double glazed windows to the front, electric heater, kitchen area having wall and base units with stainless steel sink and drainer, electric oven and electric hob with cooker hood over, space for domestic appliance, plumbing for washing, machine. Door to the side to storage area.

Shower Room

Shower cubicle, wash hand basin, w.c.,

Outside

Shared parking.

Lease Information

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

120 Years Lease from 24th June 1982,

Current Ground Rent Approximately £40.00 per annum

Current Annual Service Charge of £ To Be Confirmed.

Building Insurance £128.00

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

4 & 5 Stone Street
DUDLEY DY1 1NS

Tenure: Leasehold

EPC Rating: D

Property Ref: DUD310531 - 0005

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Jun 1982. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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