

for sale

offers in excess of **£80,000**



Castle Court The Minories Dudley DY2 8PG

**** IDEAL INVESTMENT OPPORTUNITY WITH TENANT IN SITU ACHIEVING £525PCM **** A stylish apartment located in the heart of Dudley, located within close proximity to EXCELLENT travel links, amenities & Town Centre. Offering a modern open plan living area and kitchen which includes integrated appliances.

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Communal Entrance Hall

with secure coded entry, letterbox area , lift and stairs to floors.

Entrance Hall

door to front, built in storage cupboard.

Open Plan Lounge & Kitchen

19' 7" x 11' 6" (5.97m x 3.51m)

double glazed windows to the rear elevation & carpet area to lounge, electric heater. Kitchen to have a fitted gloss kitchen to include a range of wall and base units with roll top work surfaces over, stainless steel sink and drainer unit, integrated electric oven & electric hob with cooker hood over, washing machine, fridge freezer and laminate floor area.

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

double glazed window to rear elevation, electric heater



Shower Room

suite to comprise shower cubicle, wash had basin, low level WC, extractor fan, part tiling, electric heated towel rail.

Outside

allocated parking

Lease Information

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

250 Years Commencing on 1st January 2017,

Current Ground Rent Approximately £250.00 per annum

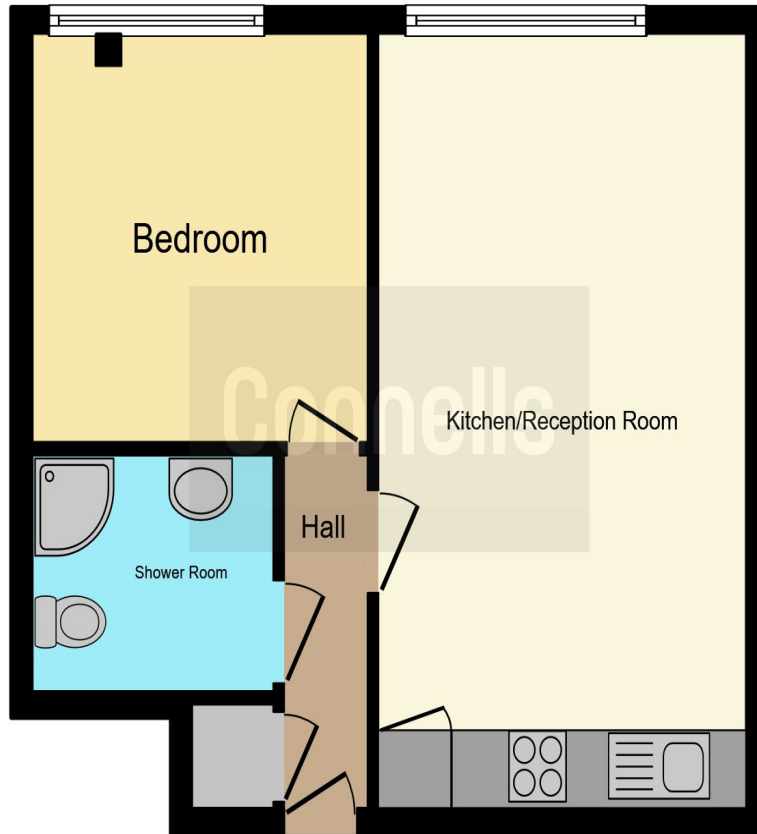
Current Annual Service Charge of £860.00 per annum

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





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD311562 - 0008

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/DUD311562

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 fees could be incurred for items such as Leasehold packs.

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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