

for sale

£98,000



## Castle Court The Minories Dudley DY2 8PG

**\*\*A WELL MAINTAINED TWO BEDROOM UPPER FLOOR APARTMENT LOCATED IN A CONVENIENT LOCATION AND BENEFITING FROM TENANT IN SITU ACHIEVING £650PCM\*\*** The property briefly comprises a secure intercom communal entrance with lifts to accommodation, entrance hallway, open plan lounge / dining and fitted kitchen



# Castle Court The Minories Dudley DY2 8PG

## Communal Entrance Hallway

Secure entrance with intercom system, lift to accommodation.

## Entrance Hall

Entrance door with intercom system, built-in storage cupboard, doors to

## Lounge / Kitchen

19' 7" x 16' 10" ( 5.97m x 5.13m )

Having a fitted kitchen with gloss wall and base units with work surfaces over to include stainless steel sink & drainer unit, electric oven and hob with extractor, integrated fridge freezer, integrated washing machine, electric wall heater, lounge area, double glazed window to the front.





## Bedroom One

11' 5" x 10' 2" ( 3.48m x 3.10m )

Double glazed window to the front, electric wall heater.

## Bedroom Two

11' 6" x 10' 2" ( 3.51m x 3.10m )

Double glazed window to the front, electric wall heater.

## Bathroom

Suite to comprise bath with mains shower attachment over, wash hand basin, low level w.c., chrome heated towel rail.

## Outside

Communal parking area with allocated parking

## Lease

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

250 Years from 1 January 2017,

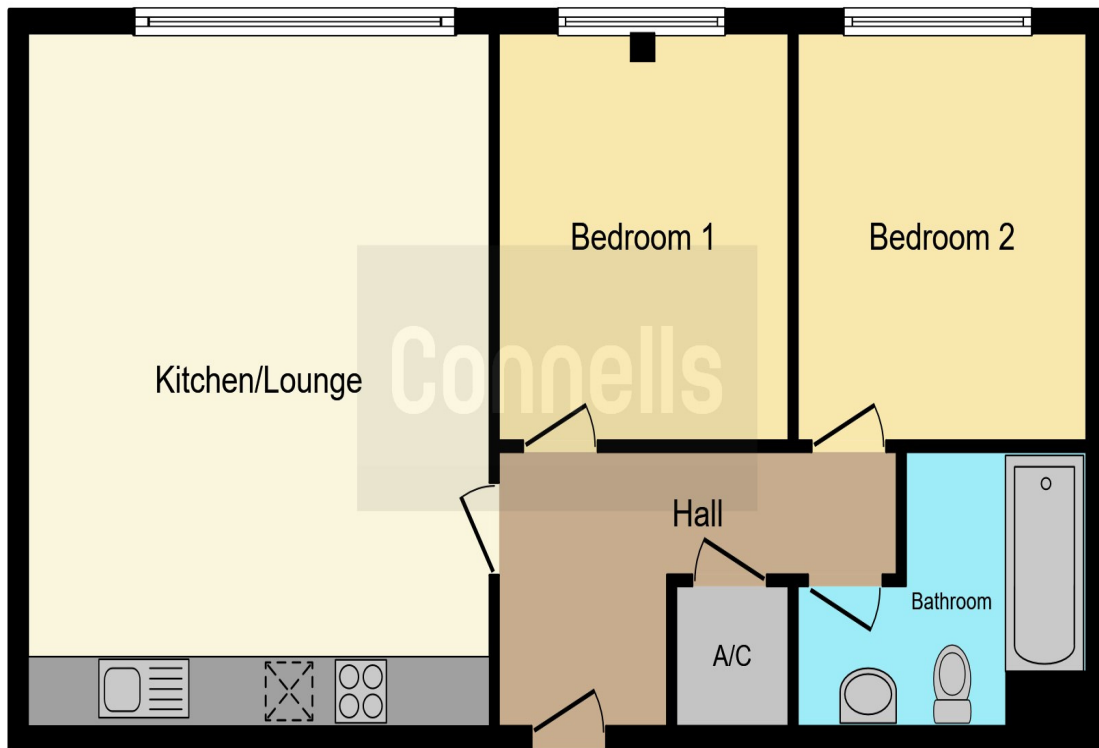
Current Ground Rent Approximately £250.00 per annum

Current Annual Service Charge of £1719.74 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 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

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

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD312233 - 0006

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/DUD312233](http://connells.co.uk/Property/DUD312233)**

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.

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