

for sale

£84,000 Leasehold



Attingham Drive Dudley DY1 3HL

**** NO UPWARD CHAIN ** INVESTMENT OPPORTUNITY **** A two bedroom ground floor modern apartment located in a popular residential area. Offering open plan living accommodation and benefiting from two double bedrooms and off road parking.



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Property Details

Entrance Hall

Door to the front, electric heater, built-in storage cupboard, intercom system.

Lounge / Kitchen Area 19' 9" (max) x 17' (max) (6.02m (max) x 5.18m (max))

Lounge area having double glazed patio door to the rear, double glazed window to the side, electric heater.

Kitchen area to include wall and base units with work surfaces over, one and a half bowl stainless steel sink & drainer unit, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, double glazed window to the rear.

Bedroom One 12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to the rear, fitted wardrobes, electric heater.

Bedroom Two 11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to the rear, built-in storage cupboard, electric heater.

Bathroom

Bath with shower over, wash hand basin, low level w.c., tiling, extractor fan.

Outside

Secure communal entrance with intercom.

One allocated parking space.



Agent Note

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order

Lease Information

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

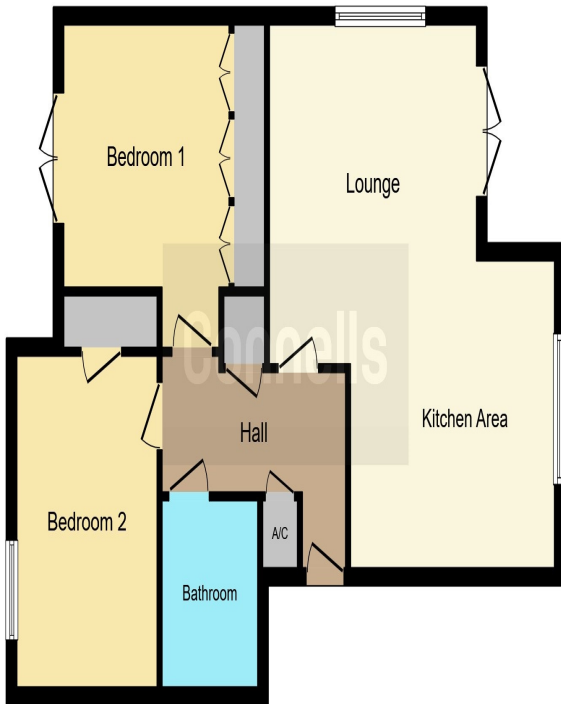
99 Years from 1st August 2005,

Current Ground Rent - To be Advised

Current Annual Service Charge of £1046.04 per annum

Building Insurance - To Be Advised

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.



To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Tenure: Leasehold

EPC Rating: D

Property Ref: DUD312437 - 0007

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2005. Should you require further information please contact the branch. Please Note additional

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.

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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