

for sale

£120,000



Castle Court The Minories Dudley DY2 8PD

****A WELL MAINTAINED TWO BEDROOM UPPER FLOOR APARTMENT LOCATED IN A CONVENIENT LOCATION AND BENEFITING FROM TENANT IN SITU ACHIEVING £675PCM**** The property briefly comprises a secure intercom communal entrance with lifts to accommodation, entrance hallway, open plan lounge / dining and fitted kitchen

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Communal Entrance

Intercom system, stairs to upper floor accommodation, lift access to upper floor accommodation.

Entrance Hall

Door to the side, built-in storage cupboard housing water tank.

Lounge / Kitchen / Dining Area

17' 8" x 14' 4" (5.38m x 4.37m)

Double glazed window to the rear & side, kitchen area to include wall and base units with work surfaces over, sink & drainer unit, electric oven & electric hob with cooker hood over, integrated fridge freezer, integrated washing machine, laminate floor to kitchen area, carpet to lounge area.



Bedroom One

14' x 11' 9" (4.27m x 3.58m)

Double glazed window to the rear, electric heater.

Bedroom Two

13' x 8' 7" (3.96m x 2.62m)

Double glazed window to the rear, electric heater.

Bathroom

Suite to comprise bath with main shower over, wash hand basin in vanity unit, low level w.c., electric heated chrome towel rail.

Outside

Communal parking area with allocated parking space.

Lease Information

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

250 Years Lease from 17th January 2017,

Current Ground Rent Approximately £250.00 per annum

Current Annual Service Charge of £1850.00 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



To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD312427 - 0003

Tenure: Leasehold

EPC Rating: D

[view this property online connells.co.uk/Property/DUD312427](https://www.connells.co.uk/Property/DUD312427)

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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