



Connells

Regency Court Dibdale Road West
Dudley



Property Description

This impressive apartment offers spacious living accommodation set on ground floor level and briefly comprises reception hall, through lounge / dining room, fitted kitchen diner, three bedrooms with en-suite to master, family bathroom, secure gated entrance with cctv intercom system, well maintained communal grounds and two allocated parking spaces.

Entrance Hall

Door to the side, central heating radiator, alarm, secure intercom system.

Lounge / Dining Area

20' 7" x 16' 5" into bay (6.27m x 5.00m into bay)

Double glazed bay windows to the front, double glazed window to the front, two central heating radiators, electric fire with feature surround.



Kitchen / Breakfast Room

19' x 11' (5.79m x 3.35m)

To have a fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and a half bowl stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, breakfast bar, central heating radiator, double glazed window to the rear.

Bedroom One

13' 8" x 12' 10" (4.17m x 3.91m)

Double glazed window to the rear, free standing wardrobes, central heating radiator.

En-Suite

Suite to comprise shower cubicle, was hand basin, low level w.c., heated towel rail.

Bedroom Two

12' 3" x 11' (3.73m x 3.35m)

Double glazed window to the front, central heating radiator.

Bedroom Three

11' 3" x 7' (3.43m x 2.13m)

Double glazed window to the rear, central heating radiator.

Bathroom

Bath, wash hand basin in vanity unit, low level w.c., heated chrome towel rail, tiling, extractor fan.

Outside

Secure gated approach with access to communal garden area with two allocated parking spaces, individual post boxes, interactive intercom system for access to accommodation.

Lease Details

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

125 Years Lease from 1st January 2005,

Current Ground Rent Approximately £300.00 per annum

Current Annual Service Charge of £1853.14 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

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD312772

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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