

for sale

£120,000



## Southgate Way Dudley DY1 3HN

This contemporary two-bedroom apartment in Dudley offers upgraded features and is situated in a desirable development. The well-kept living space is spacious and perfect for first-time buyers, complete with a renovated bathroom, carport, and an open-plan layout



# Southgate Way Dudley DY1 3HN

## Communal Entrance

Secure intercom system, letter box, ground floor access to apartment.

## Entrance Hall

Door to front, intercom system, built in storage cupboard with plumbing for washing machine.

## Living / Dining Area

21' x 10' 5" ( 6.40m x 3.17m )

Kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob, cooker hood over, space for domestic appliances, breakfast bar

Lounge area to have double glazed french doors to rear with Juliet balcony. electric heater.



## **Bedroom One**

13' 1" x 7' 4" ( 3.99m x 2.24m )

Double glazed window to rear elevation, electric heater

## **Bedroom Two**

13' 1" x 6' ( 3.99m x 1.83m )

Double glazed window to rear elevation, electric heater

## **Bathroom**

Refitted bathroom suite to include bath with electric shower, wash hand basin, low level WC, heated chrome towel rail, extractor fan, tiling.

## **Outside**

car port with allocated parking & storage cupboard, visitor parking

## **Agents Note**

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group

## **Lease Details**

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

125 Years Remaining from 1st April 2004,

Current Ground Rent Approximately £75.00 per annum

Current Annual Service Charge of £ 1386.98 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.







