



Connells

Moncrieffe Close
Dudley



Property Description

A most attractive two bedroom duplex apartment that has been recently refurbished throughout to a high standard. Offering spacious living accommodation comprising communal entrance hallway with intercom system, large entrance hall, spacious lounge, stylish refitted kitchen diner, first floor has two double bedrooms with built in wardrobes, and a refitted shower room, Outside the apartment is set in well-maintained communal gardens and has an allocated parking space plus various visitor parking spaces.

Located in a convenient position within close proximity to Dudley town centre, local schools, shops, amenities and excellent travel links.

Communal Entrance

Communal intercom system, stairs to accommodation.

Entrance Hallway

10' 2" x 10' 1" (3.10m x 3.07m)

Having intercom phone system, iron spiral staircase to first floor accommodation.

Lounge

19' 9" x 10' 8" (6.02m x 3.25m)

Two double glazed windows to front elevation, t.v point.

Refitted Kitchen Diner

10' 10" x 9' 3" (3.30m x 2.82m)

A refitted kitchen with a range of gloss base units to include work surfaces over, sink and drainer unit, electric cooker point, space for domestic appliances, breakfast bar, plumbing for washing machine, double glazed window to the side elevation.

First Floor

Landing

Airing cupboard, doors to

Bedroom One

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed sky light window to side elevation, built-in wardrobe with access to loft space/storage and emergency fire escape.

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed sky light window to side elevation, built-in wardrobe.

Refitted Shower Room

Shower cubicle, wash hand basin in vanity unit, low level w.c., tiled.

Outside

Situated in well-maintained communal gardens.

Allocated parking space plus various visitor spaces and bin store.

Lease Details

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

189 Years from 1983

Current Ground Rent £0

Service Charge /Buildings Insurance
Approximately £1740.00 per annum

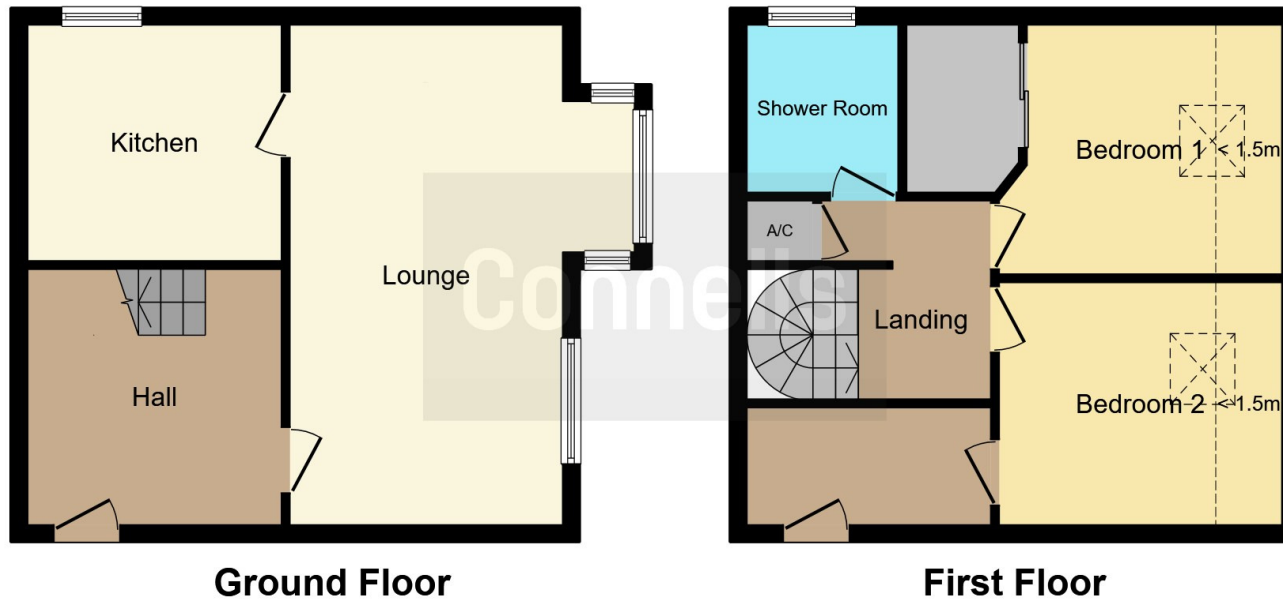
Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor.

This information is provided to assist the transaction - no warranty is given as to its accuracy









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD312793

This is a Leasehold property with details as follows; Term of Lease 189 years from 19 Apr 2024. 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.

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Property Ref: DUD312793 - 0005