

for sale

£200,000



Bourne Hall Mallows Grove Dudley DY1 4SU

****A MOST IMPRESSIVE SPACIOUS GROUND FLOOR APARTMENT AT THE SOUGHT AFTER BOURNE HALL, MALLOWS GROVE DEVELOPMENT**** The apartment benefits from an open plan living / dining and kitchen area, two bedrooms and allocated parking space.

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Entrance Hall

Door to the front elevation, electric heater.

Lounge

14' 3" x 12' 8" (4.34m x 3.86m)

Double glazed window to the front & side elevations, electric heater.

Kitchen / Dining Area

14' 3" x 8' 6" (4.34m x 2.59m)

A fitted gloss kitchen to include wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & electric hob with cooker hood over, integrated fridge freezer, integrated washer dryer, electric heater, double glazed window to the side.



Bedroom One

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to the front & side, electric heater.

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to the side, electric heater.

Bathroom

Comprising bath, wash hand basin, low level w.c., electric chrome towel rail, tiling, extractor fan.

Outside

To the front of the property one allocated parking space & communal areas.

Lease Information

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

250 Years Remaining from 1st January 2018,

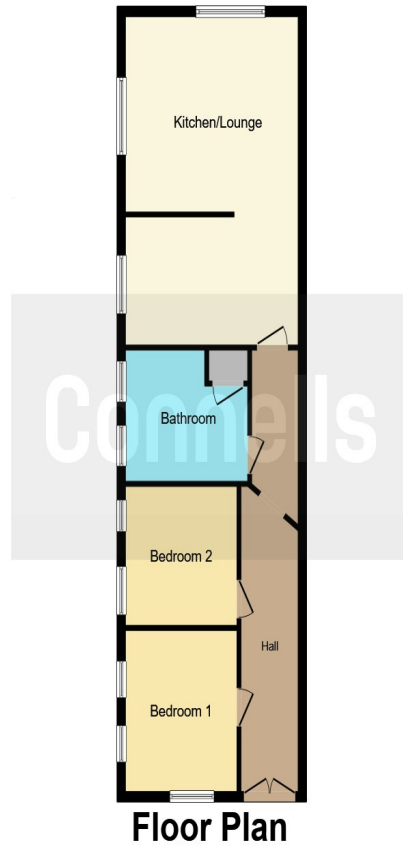
Current Ground Rent Approximately £150.00 per annum

Current Annual Service Charge of £ 1400.00 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 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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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD312931 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/DUD312931

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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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