

for sale

£140,000



## Lingwood Hall St. James's Road Dudley DY1 3JD

**\*\*A FULLY REFURBISHED PENTHOUSE APARTMENT BENEFITING FROM NO UPWARD CHAIN SET WITHIN CLOSE PROXIMITY TO DUDLEY TOWN CENTRE\*\*** Briefly comprising lounge, refitted kitchen, Two bedrooms, allocated parking with gated access.



# Lingwood Hall St. James's Road Dudley DY1 3JD

## Communal Entrance

Secure entrance with intercom, stairs to accommodation.

## Entrance Hall

Door to front, built-in storage cupboard, built-in airing cupboard housing water tank, electric heater, intercom system.

## Lounge

17' 3" x 12' 7" ( 5.26m x 3.84m )

Double glazed window to the front elevation, double glazed sky light windows to the rear, electric heater.

## Kitchen

13' 7" x 11' 4" ( 4.14m x 3.45m )

A fitted gloss kitchen to include wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink & drainer unit, integrated electric oven & electric hob with cooker hood, fridge/freezer, washing machine, electric heater, double glazed sky light window to the front, double glazed window.



## Bedroom One

12' 9" x 11' 5" ( 3.89m x 3.48m )

Double glazed window to the rear, electric heater.

## Bedroom Two

11' 8" x 10' 9" ( 3.56m x 3.28m )

Double glazed window to the front, electric heater.

## Bathroom

Comprising bath with shower over, wash hand basin, low level w.c., tiling, electric heated towel rail.

## Outside

Allocated parking with gated access.

## Lease Details

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

Approx 106 Years remaining on Lease

Current Ground Rent Approximately £150.00 per annum

Current Annual Service Charge of £2425.28 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](http://www.focalagent.com)

To view this property please contact Connells on

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD312916 - 0004

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/DUD312916](http://connells.co.uk/Property/DUD312916)**

This is a Leasehold property with details as follows; Term of Lease 25 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 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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