

for sale

£45,000



Carnegie Avenue Tipton DY4 8SX

* STUDIO FLAT LOCATED VERY CLOSE TO TRANSPORT LINKS AND AMENITIES** IDEAL BUY TO LET PURCHASE ** NO UPWARD CHAIN** VERY WELL MAINTAINED** Briefly comprising of open plan lounge, kitchen area & shower room.

Carnegie Avenue Tipton DY4 8SX

Lounge Area

14' 8" x 8' 8" (4.47m x 2.64m)

Two double glazed windows to front elevation, double glazed door to side, electric heater.

Kitchen

8' 6" x 5' 9" (2.59m x 1.75m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit, electric cooker point, plumbing for washing machine, space for domestic appliances, double glazed window to side elevation.

Storage Area

Shower Room

Shower cubicle, wash hand basin, low level WC, electric towel rail, tiling



Outside

To the front of the property giving communal entrance and lawned area, stairs to first floor accommodation.

Lease Details

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

120 Years from 24th June 1982,

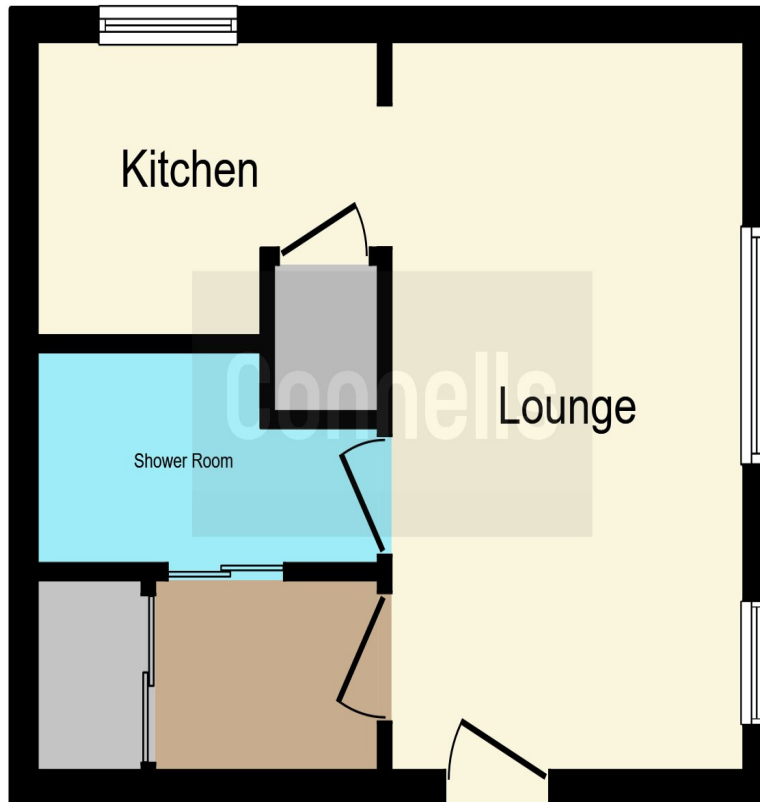
Current Ground Rent Approximately £40.00 per annum

Current Annual Service Charge - To Be Advised

Building Insurance - To Be Advised

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

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD313009 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/DUD313009

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

