

for sale

£120,000



Southgate Way Dudley DY1 3HN

**** CASH BUYERS ONLY **** This stylish & 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, benefiting from being renovated throughout with 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 area with plumbing for washing machine, loft access

Living / Kitchen Area

21' x 10' max (6.40m x 3.05m max)

Open Plan stylish living/ kitchen area to include a fitted kitchen with a range of wall and base units with work surfaces over, tiling to splashback, inset sink with mixer tap, integrated electric oven with electric hob, cooker hood over, integrated fridge / freezer.

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



Bedroom One

14' x 9' (4.27m x 2.74m)

Double glazed window to rear elevation, electric heater , fitted wardrobe.

Bedroom Two

14' x 4' 11" (4.27m x 1.50m)

Double glazed window to rear elevation, electric heater

Bathroom

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

Outside

allocated parking & visitor parking

Lease Information

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

125 Years Remaining from 1st April 2004,

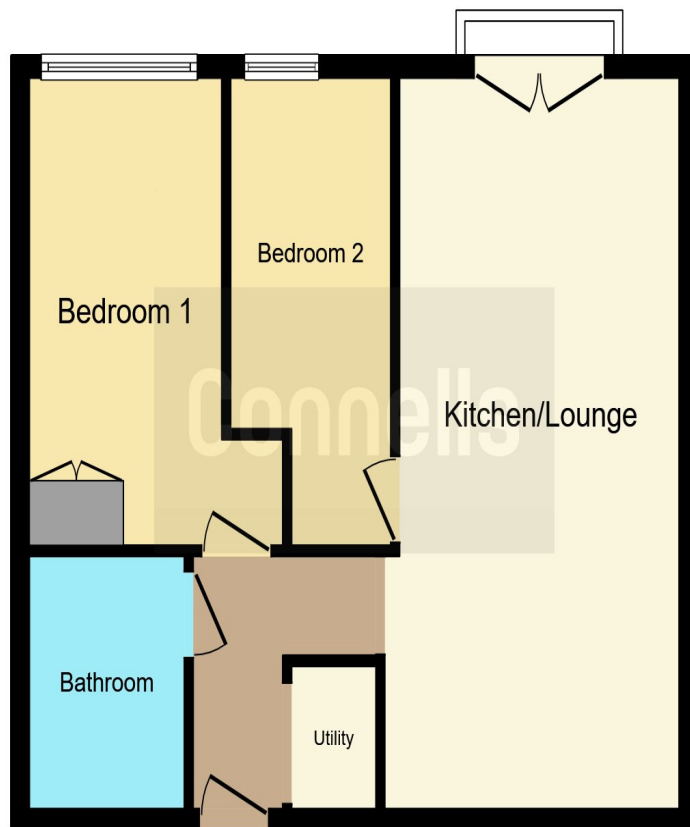
Current Ground Rent Approximately £150.00 per annum

Current Annual Service Charge of £ 1500.00 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

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

4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD312984 - 0007

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1500.00

Ground Rent: 150.00

view this property online connells.co.uk/Property/DUD312984

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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.

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