

for sale

£100,000



Highfield Court Highfield Road Dudley DY2 7QQ

**** TWO BEDROOM UPPER FLOOR APARTMENT CURRENTLY HAVING TENANT IN SITU ACHIEVING £725PCM **** Briefly comprising, Lounge, fitted kitchen, two double bedrooms, bathroom, and allocated parking.

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Communal Entrance

Double glazed door to front elevation, intercom system, stairs to accommodation

Entrance Hallway

Door to side elevation, storage cupboard, airing cupboard housing heating system, radiator, intercom system

Lounge

18' max x 9' 10" max (5.49m max x 3.00m max)

Double glazed windows to rear elevation, radiator

Kitchen

9' max x 7' 11" (2.74m max x 2.41m)

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink with mixer tap over, integrated fridge / freezer, electric oven, electric hob with extractor over, plumbing for washing machine, double glazed window to rear elevation, radiator.



Bedroom One

13' x 11' 10" max (3.96m x 3.61m max)

Double glazed window to front elevation, radiator

Bedroom Two

12' max x 11' (3.66m max x 3.35m)

Double glazed window to rear elevation, radiator

Bathroom

Suite to comprise bath with mains shower over, low level WC, was hand basin, tiling, radiator, extractor fan, double glazed window to front elevation.

Outside

allocated parking space

Lease Information

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

125 Years from 1st January 2008,

Current Ground Rent Approximately £850.00 per annum

Current Annual Service Charge of £ 1200.00 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



To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD313326 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 850.00

[view this property online connells.co.uk/Property/DUD313326](https://www.connells.co.uk/Property/DUD313326)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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