

for sale

£85,000



Southgate Way Dudley DY1 3HN

This contemporary one bedroom apartment in Dudley situated in a desirable modern development. The well-kept living space is spacious and perfect for first-time buyers, complete with an open plan living arrangement, double bedroom, bathroom and allocated parking space.

Southgate Way Dudley DY1 3HN

Communal Entrance Hallway

Intercom system, post box, stairs down to accommodation.

Entrance Hall

Door to the front, Intercom system, built-in storage cupboard with plumbing for washing machine.

Lounge

12' x 10' (3.66m x 3.05m)

Double glazed patio doors to the rear elevation, electric heater.

Kitchen

10' x 8' (3.05m x 2.44m)

A fitted kitchen to include wall and base units with work surfaces over, sink & drainer unit, electric oven & electric hob with cooker hood over, space for domestic appliances.



Bedroom One

13' 10" x 8' (4.22m x 2.44m)

Double glazed window to the rear, electric heater.

Bathroom

Bath with electric shower, wash hand basin, low level w.c.

Outside

One allocated parking bay.

Agents Notes

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

125 Years Remaining from 1st April 2004,

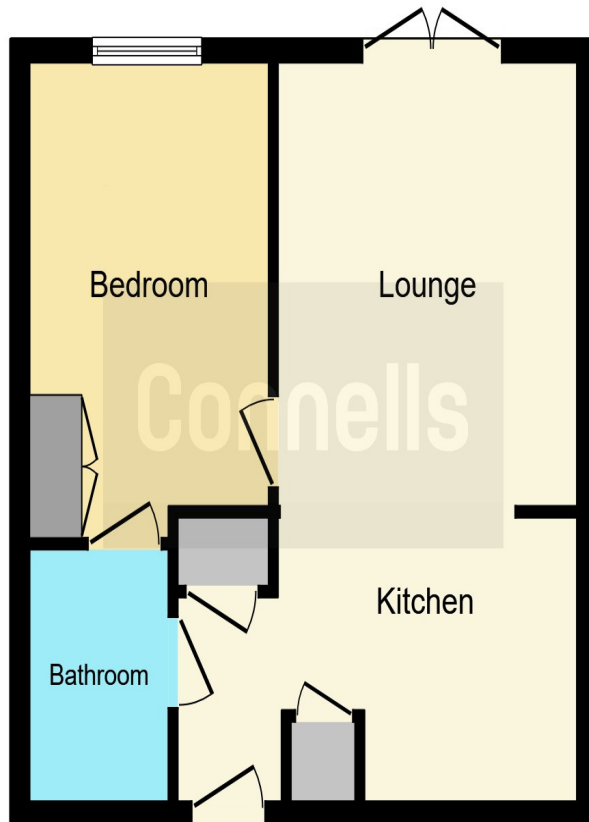
Current Ground Rent Approximately £150.00 per annum

Current Annual Service Charge of £ 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





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: DUD313450 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

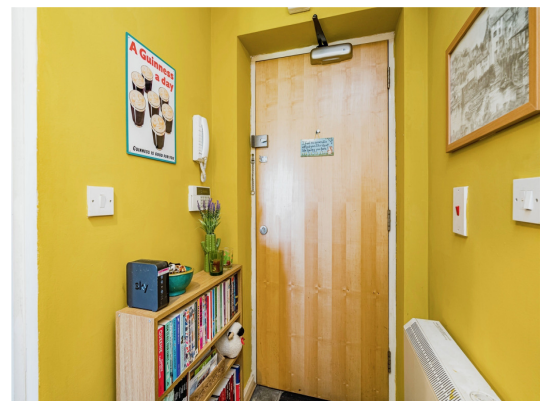
Ground Rent: 150.00

view this property online connells.co.uk/Property/DUD313450

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.

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