

for sale

£120,000



Southgate Way Dudley DY1 3HN

This 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, complete with a bathroom, carport, and 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 cupboard with plumbing for washing machine.

Living / Dining Area

21' x 10' 5" (6.40m x 3.17m)

Kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob, cooker hood over, space for domestic appliances,

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



Bedroom One

13' 1" x 7' 4" (3.99m x 2.24m)

Double glazed window to rear elevation, electric heater

Bedroom Two

13' 1" x 6' (3.99m x 1.83m)

Double glazed window to rear elevation, electric heater

Bathroom

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

Outside

car port with allocated parking, visitor parking

Lease Information

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

125 Years Remaining from 1st April 2004,

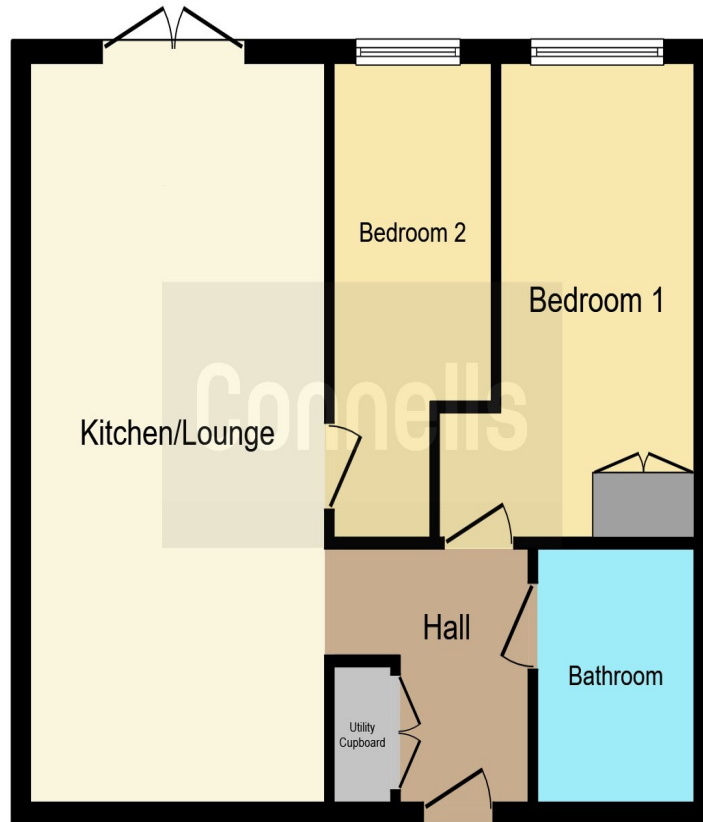
Current Ground Rent Approximately £150.00 per annum

Current Annual Service Charge of £900.00 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: DUD313474 - 0003

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/DUD313474

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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