

for sale

£120,000



Bradfield Way Dudley DY1 4FB

****BEAUTIFULLY PRESENTED UPPER FLOOR APARTMENT SET IN A MUCH SOUGHT AFTER MODERN DEVELOPMENT IN DUDLEY**** Briefly comprising open plan living / kitchen area, two bedrooms, bathroom, allocated parking and communal garden.

Bradfield Way Dudley DY1 4FB

Entrance Hall

Door to the side, intercom system, central heating radiator.

Lounge / Kitchen Area

24' 3" x 9' 9" (7.39m x 2.97m)

Kitchen area to include wall and base units with work surfaces over, stainless steel sink & drainer unit, electric oven & gas hob with cooker hood over, fridge / freezer, central heating boiler, central heating boiler, two double glazed windows to the rear

Lounge area having two central heating radiators.



Bedroom One

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to the front, central heating radiator

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window to the front, central heating radiator

Bathroom

Bath with electric shower over, wash hand basin, low level w.c., tiling, heated towel rail, double glazed window to the front.

Communal Hall

Intercom system, stairs to first floor accommodation

Shared Communal Rear Garden

Lease Information

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

125 Years Remaining from 1st July 2013,

Current Ground Rent Approximately £150.00T per annum

Current Annual Service Charge of £1589.64 per annum

Building Insurance £5.17 per annum

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: DUD313691 - 0006

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1589.64

Ground Rent: 150.00

view this property online connells.co.uk/Property/DUD313691

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2013. 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