

for sale

£145,000 Leasehold



Bluestone Court New Rowley Road Dudley DY2 8AN

**** A STYLISH UPPER FLOOR APARTMENT **** Open plan living with kitchen opening into living space with balcony and fabulous distant views, two good size bedrooms with en-suite to master and allocated parking.

Property Details

Communal Entrance

Bluestone Court is a modern development of apartments sitting within communal gardens and grounds with a car park with an allocated parking space and visitor parking. There are bin store areas, external secure post boxes and a video security entrance providing access to the communal inner hallways.

Entrance Hall

Two storage cupboards (one housing boiler), leading to

Lounge/ Kitchen 25' 2" x 10' 8" (7.67m x 3.25m)

A fitted kitchen with a range of wall and base units to include work surfaces over, stainless steel sink drainer unit, roll top work surfaces, electric oven and electric hob, tiling to splashback, plumbing for washing machine, space for domestic appliance, electric heater, double glazed french patio door leading to balcony

Bedroom One 11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed window to the front, electric heater, door to en-suite

En- Suite

Suite to comprise shower cubicle, wash hand basin, w.c., shaving point, tiling.

Bedroom Two 8' 5" x 8' 5" (2.57m x 2.57m)

Double glazed window to the front, electric heater.

Bathroom

Suite to comprise bath with shower over, wash hand basin, w.c., extractor fan, tiling.

Outside

Parking space and visitors spaces.

Lease Information

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

125 Years Remaining from 1st July 2007,

Current Ground Rent Approximately £150.00 per annum

Current Annual Service Charge of £ 1680.00 per annum

Building Insurance Included

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

Agents Note

There are restrictions on title that applies to the property. Please enquire at branch.

To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD313805 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1680.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. 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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