

for sale

£75,000



## Moncrieffe Close Dudley DY2 7DF

**\*\* UPPER FLOOR APARTMENT SET IN A PRIVATE CUL DE SAC LOCATION \*\* \*\* ALLOCATED PARKING\*\* CLOSE TO ALL AMENITIES, TRANSPORT LINKS & DUDLEY TOWN CENTRE \*\*CASH OFFERS WELCOME \*\*** Briefly comprising lounge, kitchen, two double bedrooms and shower room.



# Moncrieffe Close Dudley DY2 7DF

## Communal Entrance

Intercom system, stairs to second floor accommodation, post boxes.

## Entrance Hall

Door to front, intercom system,

## Lounge

14' 5" x 10' 5" ( 4.39m x 3.17m )

Window to front elevation, electric heater, built in storage cupboard.

## Kitchen

10' 5" x 6' 5" ( 3.17m x 1.96m )

A fitted kitchen to include a range of wall and base units with work surfaces over, sink and drainer unit, electric oven , electric hob, extractor over, plumbing for washing machine, space for domestic appliances, window to side elevation, built in storage cupboard.





## Bedroom One

11' 6" x 9' 3" ( 3.51m x 2.82m )

window to front elevation, electric heater

## Bedroom Two

11' 6" x 8' 9" ( 3.51m x 2.67m )

window to front elevation, electric heater

## Shower Room

shower enclosure with electric shower, wash hand basin, low level WC, tiling.

## Outside

communal gardens, one allocated parking space and visitor bays.

## Lease Information

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

99 Year from 24th August 1983, which means there are currently 57 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

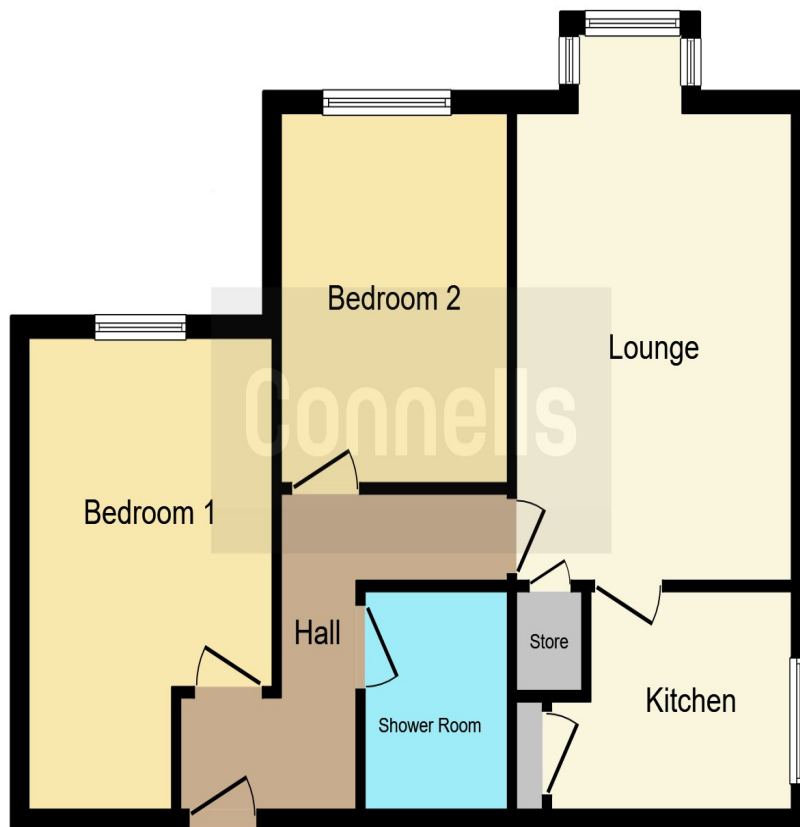
Current Ground Rent Approximately £44.00 per annum

Current Annual Service Charge of £ 1100.00 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313824 - 0008

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1100.00

Ground Rent: 44.00

**view this property online [connells.co.uk/Property/DUD313824](http://connells.co.uk/Property/DUD313824)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. 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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