

for sale

£95,000



St. Johns Street Dudley DY2 0PW

****A SPACIOUS UPPER FLOOR APARTMENT SET IN A MUCH SOUGHT AFTER AREA OF NETHERTON BENEFITING FROM NO UPWARD CHAIN**

**** Briefly comprising lounge, kitchen two double bedrooms & communal areas.**

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Communal Entrance

intercom system, stairs to accommodation, post boxes.

Entrance Hall

Door to side elevation, intercom system, electric heater, two storage cupboards

Lounge

14' 8" x 11' 4" (4.47m x 3.45m)

Double glazed windows to rear elevation. electric heater

Kitchen

11' 2" x 8' 4" (3.40m x 2.54m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, sink and drainer unit, electric cooker point, plumbing for washing machine, space for domestic appliances, double glazed window to front elevation.



Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

Double glazed window to rear elevation, electric heater, fitted wardrobes

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window to front elevation, electric heater

Bathroom

suite to comprise bath with electric shower over, low level WC, wash hand basin, tiling, double glazed window to front elevation.

Outside

communal garden area

Lease Information

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

125 Years from 1st March 2004, which means there are currently 104 years remaining.

Current Ground Rent , Annual Service Charge & Buildings Insurance is £1272.00 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

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD313643 - 0005

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 1272.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/DUD313643

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