

for sale

£155,000



Ruiton Street Dudley DY3 2EH

****A STYLISH GROUND FLOOR TWO BEDROOM APARTMENT WITH OPEN PLAN LOUNGE/KITCHEN. FITTED KITCHEN WITH INTEGRATED APPLIANCES, SHOWER ROOM, SECURE PARKING TO REAR** ** PRIVATE GARDEN** IDEAL FOR DOWNSIZERS OR FIRST TIME BUYERS ** NO UPWARD CHAIN****

Ruiton Street Dudley DY3 2EH

Entrance Hall

Entrance door, electric wall heater, built-in storage cupboard, secure intercom system.

Open Plan Kitchen / Lounge

16' 3" max x 15' 8" max (4.95m max x 4.78m max)

L-Shaped Room with living area to have double glazed window to front elevation, electric heater

A fitted kitchen to comprise a range of wall and base units with work surfaces over to include stainless steel sink and drainer unit, electric oven and electric hob and extractor, integrated fridge freezer, integrated washer dryer, downlighters, double glazed window to the front, electric wall heater.



Bedroom One

10' 1" x 13' 4" (3.07m x 4.06m)

Double glazed french door to the rear, double glazed window to the rear, built-in double wardrobe, electric wall heater.

Bedroom Two

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed window to the front, electric wall heater.

Shower Room

Suite to comprise shower cubicle with electric shower, wash hand basin in vanity unit, w.c., chrome heated towel rail, downlighters, double glazed window.

Outside

Gated secure car park with parking space to rear & intercom system. Communal entrance hallway having secure intercom entrance system and own outside garden area to the rear. with patio area & astro turf.

Leasehold Information

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

125 Years from 22nd November 2022.

Current Ground Rent Approximately £0 per annum, peppercorn rent

Current Annual Service Charge of £1140.00 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

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD313890 - 0008

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1140.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/DUD313890

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Nov 2021. 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