

for sale

£90,000



## Bonneville Close Tipton DY4 9SP

**\*\* A WELL MAINTAINED UPPER FLOOR APARTMENT SET IN A POPULAR MODERN DEVELOPMENT BENEFITING NO UPWARD CHAIN\*\*** Briefly comprising through lounge, kitchen, one bedroom, bathroom and allocated parking.



# Bonneville Close Tipton DY4 9SP

## Communal Entrance

Communal door with intercom system, postboxes and stairs to upper floor accommodation.

## Entrance Hall

Door to front, central heating radiator, intercom system

## Lounge

16' 6" x 12' 7" ( 5.03m x 3.84m )

Two double glazed Juliet balcony's to front and rear elevations, central heating radiators

## Kitchen

10' 4" x 7' 9" ( 3.15m x 2.36m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric oven, gas hob and extractor hood over, plumbing for washing machine, space for domestic appliances, cupboard housing boiler, built in cupboard, double glazed window to side elevation



## Bedroom One

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double glazed window to rear elevation, central heating radiator.

## Bathroom

Suite to comprise bath with electric shower, low level WC, wash hand basin, tiling, central heating radiator, double glazed window

## Outside

allocated parking space and visitor bays

## Lease Information

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

150 Years from 1st July 2005

Current Ground Rent Approximately £126.27 per annum

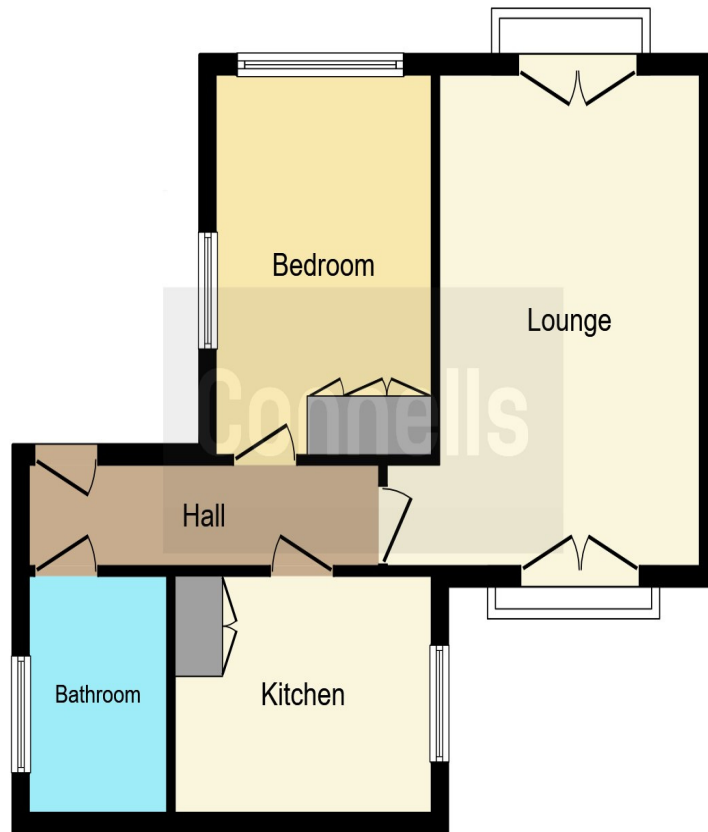
Current Annual Service Charge of £1790.90 per annum

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







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: DUD314032 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1790.90

Ground Rent: 126.27

**view this property online [connells.co.uk/Property/DUD314032](http://connells.co.uk/Property/DUD314032)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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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