



Connells

Donnington Court
Dudley



Property Description

This two bedroom apartment in Dudley presents an excellent opportunity for first-time buyers and those looking to downsize. The property has been meticulously maintained by its current owners, offering a move-in ready living space. Its advantageous location provides easy access to local amenities and is in close proximity to the desirable Milking Bank area, which features schools catering to all age groups. Additionally, residents will benefit from outstanding transport links, including the upcoming tram service, as well as convenient access to the motorway and nearby shops.

Communal Entrance

intercom system, stairs to accommodation, letter boxes, allocated parking bay and visitor spaces.

Entrance Hall

Door to side elevation, central heating radiator, built in airing cupboard, loft access.

Open Plan Lounge / Kitchen

22' 9" max x 12' 2" (6.93m max x 3.71m)

Lounge area to have carpet, double glazed window to rear elevation, central heating radiator.

Kitchen area to include fitted kitchen having wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, electric oven with electric hob, extractor hood over, washing machine, central heating boiler, tiled floor, central heating radiator, double glazed window to rear elevation.

Bedroom One

14' 3" x 9' 2" (4.34m x 2.79m)

Double glazed window to front elevation, central heating radiator.

Bedroom Two

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to rear elevation, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, low level WC, wash hand basin, tiling, extractor, tiling, heated chrome towel rail, double glazed window to rear elevation.

Lease Information

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

125 Years from 1st January 200, which means there are currently 101 years remaining.

Current Ground Rent Approximately £120.00 per annum

Current Annual Service Charge of £ 1871.00 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

Agents Note

There are restrictions on title that applies to the property which does allow the keeping of boats, caravans or mobile homes on site. Please enquire at branch.









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

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1871.00

Ground Rent:
 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314300

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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Property Ref: DUD314300 - 0006