



**Connells**

Donnington Court  
Dudley





## Property Description

This two bedroom upper floor 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

Secure intercom system, post boxes, stairs to upper floor accommodation

## Entrance Hall

Door to side, intercom system, central heating radiator, two built in storage cupboards, central heating radiator, loft access which is part boarded.

## Lounge/ Kitchen Area

21' 9" x 12' max ( 6.63m x 3.66m max )

Open Plan living space. Lounge area having double glazed window to front elevation, central heating radiator.

Kitchen area to include fitted gloss kitchen to include wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob, extractor hood over, integrated washing machine, cupboard housing refitted boiler.

**Bedroom One**

12' x 9' 1" ( 3.66m x 2.77m )  
Double glazed Juliet balcony to rear elevation, central heating radiator.

**En- Suite**

Shower enclosure with electric shower, wash hand basin, low level WC, central heating radiator, tiling, shaver point.

**Bedroom Two**

10' 7" x 8' 6" ( 3.23m x 2.59m )  
Double glazed window to rear elevation, central heating radiator.

**Bathroom**

Suite to compose bath with electric shower over, low level WC, wash hand basin, heated chrome towel rail, tiling, shaver point, extractor fan.

**Outside**

communal areas, allocated parking bay and visitor bays

**Lease Information**

We have been advised the following Leasehold Tenure Information & Costs :-  
125 Years from 1st January 2006, which means there are currently 101 years remaining.  
Current Ground Rent Approximately £120.00 per annum  
Current Annual Service Charge of £1596.00 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



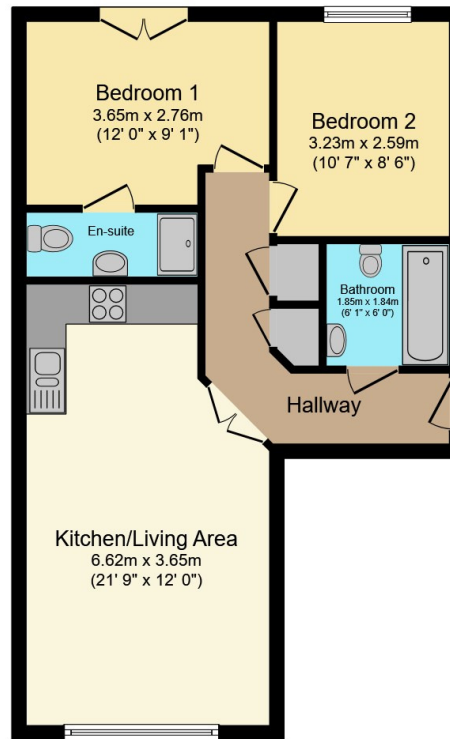












Total floor area 55.6 m<sup>2</sup> (598 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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

EPC Rating: B

Council Tax  
Band: B

Service Charge:  
1596.00

Ground Rent:  
120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUD314323](http://connells.co.uk/Property/DUD314323)**

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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