

for sale

**£100,000** Leasehold



## Princes Gate West Bromwich B70 6HU

This spacious two bedroom apartment offers the perfect opportunity for either a **FIRST TIME PURCHASE** or even your next **BUY TO LET INVESTMENT**. Easy access to J1 M5 and local tram stops. **CALL NOW TO VIEW!**



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# Property Details

## **Lounge** 14' 11" x 11' 10" ( 4.55m x 3.61m )

Double glazed window to the front, electric fire, radiator and TV and telephone points.

## **Kitchen** 9' 8" x 6' 3" ( 2.95m x 1.91m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, plumbing point, electric oven and hob and double glazed window to the rear.

## **Bedroom One** 10' 10" max x 10' 5" max ( 3.30m max x 3.17m max )

Double glazed window to the front, electric radiator and fitted wardrobe.

## **Bedroom Two** 10' 1" max x 7' ( 3.07m max x 2.13m )

Double glazed window to the rear, electric radiator, built in storage and water tank.

## **Bathroom**

Double glazed window to the rear, bath with shower over, wall mounted heater, tiled, wash hand basin and WC.

## **Disclaimer**

All services/appliances have not and will not be tested.



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
WEST BROMWICH B70 8NS

Property Ref: WBW310470 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1810.86

Ground Rent: 105.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 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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