



16, Donnington Court, Dudley, West Midlands, DY1 2RW

**Offers In The Region Of £130,000**

- SPACIOUS SECOND FLOOR APARTMENT
- TWO BEDROOMS (ONE WITH ENSUITE SHOWER ROOM)
  - KITCHEN/LIVING ROOM
  - ALLOCATED PARKING SPACE
- DELIGHTFUL VIEWS TO REAR FROM BEDROOM WITH JULIETTE BALCONY

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A spacious top floor apartment with delightful views to rear. The property benefits from two bedrooms (one with ensuite shower room).

Reception hall, store cupboard and cloaks cupboard, kitchen/living room, two bedrooms (en-suite shower room to bedroom one), bathroom, allocated parking space. Gas boiler serving radiators. Double glazing as specified.

The property is approached via a communal entrance hall on the ground floor. Staircase leads to the second floor landing.

**RECEPTION HALL: (Inner)**

Intercom system, panel radiator, access to roof space, store cupboard with hanging rail and shelf. Further storage cupboard with hanging rail and shelf.

**KITCHEN/LIVING ROOM: (Front) 2.49m min. (3.67m max.) x 6.66m**

Two panel radiators, four double glazed windows. The kitchen area has a vinyl floor, range of base units with cupboards and drawers, worktops, bowl and a half single drainer stainless steel sink with mixer tap, plumbing for washing machine, cooker, four ring electric hob, stainless steel splashback, cooker hood, storage cupboards at high level, cupboard housing gas boiler, recess for fridge, recessed spotlights to ceiling.

**MAIN BEDROOM: (Rear) 3.67m max. (2.51m min.) x 2.71m max plus recess (2.29m)**

Panel radiator, double glazed double doors opening onto Juliette balcony with delightful views to rear. Television point and telephone point. Door opening onto:

**EN-SUITE SHOWER ROOM (SIDE): 0.71m x 2.48m max. into shower cubicle**

Vinyl floor finish, double glazed window, w.c. with push button flush, panel radiator, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, walls to shower cubicle tiled to full height, further walls tiled to approximately half wall height, recessed spotlights to ceiling, shaver point, extractor.

**BEDROOM 2 (REAR): 2.67m x 3.35m**

Panel radiator, double glazed window.

**BATHROOM: (Inner): 1.62m x 1.84m**

Vinyl floor finish, heated towel rail, w.c. with push button flush, pedestal wash hand basin with mixer tap, panel bath, electric shower, recessed spotlights to ceiling, extractor, shaver point, shower screen, walls to shower tiled to full height, further walls tiled to approximately half wall height.

**ALLOCATED PARKING SPACE**

Located to rear.

**COUNCIL TAX BAND B**

**TENURE:**

We are verbally advised the property is leasehold for a term of 125 years from 1st January 2006 subject to a ground rent of £124.34 paid half yearly. There is a clause

within the lease that states that the annual rent payable from the 1st day of January Two thousand and thirty for the ensuing twenty-five years and for each subsequent period of twenty-five years of the term shall be determined by a number of factors. In essence the rent payable in respect of the period of twenty-five years following each determination shall be the same proportion of the capital value as the rent payable at the date hereof is of the premium. The agents are in receipt of a full copy of the lease and prospective purchasers can have sight of the lease upon request. The rent review provisions are detailed 7.(a) - (f). The buyer is advised to obtain verification from their Solicitor or Surveyor.

**SERVICE CHARGE:**

We are advised that the current level of service charge payable for is £1517.66 per annum (£758.83 paid half yearly) Please note this amount is subject to change. The buyer is advised to obtain verification from their solicitor or surveyor.

**SERVICES:**

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**FIXTURES AND FITTINGS:** All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. Carpets as fitted are included in the sale. Curtains and certain other items may be taken at a valuation to be agreed.

**VIEWING:** Strictly by prior appointment via agents.

**REVISION 1 GTS 21.03.24**

**ANTI-MONEY LAUNDERING REGULATIONS:** In order to comply with Anti-Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity. **EXTRA SERVICES:** By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral. Scriven & Co offers the following services and has the following referral arrangements in place: Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from

Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.



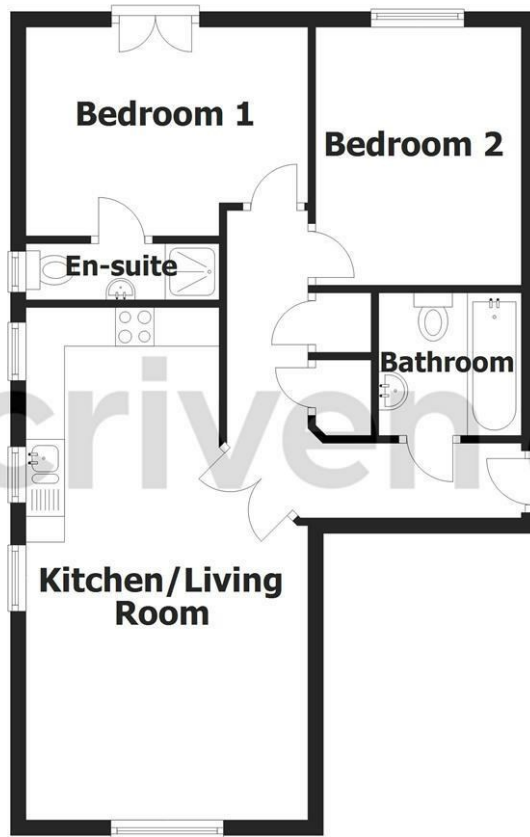
#### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

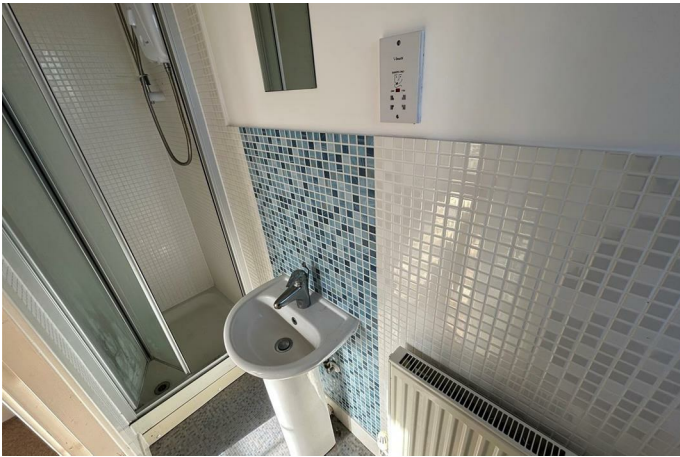
**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

### Floor Plan



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	80	81
	EU Directive 2002/91/EC	

Property Reference: 18533788