

for sale

£100,000 Leasehold



Monarch Court Cook Street Wednesbury WS10 9FD

TWO BEDROOMS! This beautifully presented **FIRST FLOOR** apartment is situated in a **GATED** development only a stones throw from all the local amenities and transport routes! **NEW CARPETS** and recently decorated this is just ready to move into and perfect for **FIRST TIME BUYERS** or **INVESTORS** approx £900pcm!

Monarch Court Cook Street Wednesbury WS10 9FD

Entrance Hall

having 2 x Built in Storage Cupboards

Open Plan Lounge/Kitchen

15' 7" max x 19' 10" max (4.75m max x 6.05m max)

Bedroom One

14' 4" x 11' 8" (4.37m x 3.56m)

Bedroom Two

13' 4" x 10' 1" (4.06m x 3.07m)

Family Bathroom

Outside

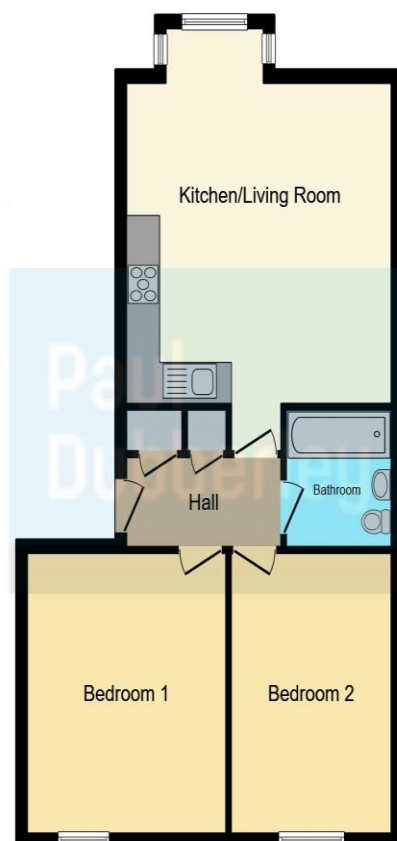
Allocated parking Space & Communal gardens

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.







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 Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103999 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2952.00

Ground Rent: 843.00

view this property online PaulDubberley.co.uk/Property/PWE103999

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. 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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