

for sale

£120,000 Leasehold



Alexandra Mews Rugeley Close Tipton DY4 9TG

Exceptional Second Floor Apartment offering Superb Canal Side Views. Having the benefit of it's own dedicated parking, plus allocated visitor parking. Immaculate, finished to a high standard and in a great location, Tipton Train Station and shops easy walking distance. Viewing Highly Recommended.

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Reception Hall

Security Entrance with Intercom, Door to Storage / Airing Cupboard with newly installed Modern Economy 7 Hot Water Tank.

Lounge

17' 4" x 9' 8" (5.28m x 2.95m)

Double Glazed UPV-C French Patio Doors with Wrought Iron Railings to Juliet Balcony

Fitted Kitchen

10' 3" x 7' 4" max (3.12m x 2.24m max)

Fully Fitted Kitchen with Ergonomic Breakfast Bar, Built-In Stainless Steel Electric Oven, Hob and Extractor, Stainless Steel Sink & Drainer with Chrome Mixer Tap, Washer Dryer, Fridge Freezer, Electric Wall Heater

Bedroom One

13' 1" max into recess x 9' 10" (3.99m max into recess x 3.00m)

Built-In Double Door Wardrobes

Bedroom Two

8' 2" max into wardrobe x 6' 3" (2.49m max into wardrobe x 1.91m)

Built-In Double Wardrobes with Mirrored Sliding Doors

Family Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

White Sanitary Ware with Chrome Taps & Fixings, Bath with Electric Shower Over, Heated Chrome Towel Rail, Electric Extractor

Outside

Allocated Parking Bay, Additional Visitor Parking Bays, Communal Bin Stores, Managed Shrub Beds & Hedging, Fitted TV Aerial & Booster

Leasehold Charges

ground rent £100 per year.

service charge £2044 per year



Additional Information

Communal Lobby Description

- Emergency Lighting
- Security Door System with Intercom Entrance System
- Dedicated Lockable Mailbox

Apartment General Description

- 6 Panel Timber Front Fire Door
- 4 Panel Embossed Internal Fire Doors Throughout
- Double Glazed UPV-C Windows Throughout
- Economy 7 Electric Storage Heating Throughout
- TV Point to Lounge/ Bedroom 1 & Bedroom 2
- BT Point to Lounge & Bedroom 2





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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Property Ref: PTI103664 - 0007

Tenure: Leasehold

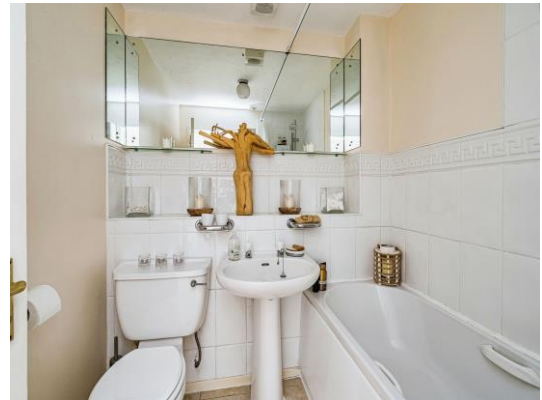
EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PTI103664

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 1998. 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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