

for sale

offers in the region of **£120,000** Leasehold



## Anchor Drive Tipton DY4 7RD

Modern Purpose Built Ground Floor Apartment offering the benefit of Security Entrance doors, Electric Heating, Double Glazing and No Upward chain. Ideal First Time Purchase or Buy To let Investment, whilst in a Great Location for all amenities.



# Anchor Drive Tipton DY4 7RD

## Reception Hall

## Lounge

16' 10" x 13' ( 5.13m x 3.96m )

## Fitted Kitchen

8' 9" x 6' 2" ( 2.67m x 1.88m )

## Bedroom One

11' 5" x 11' 5" ( 3.48m x 3.48m )

## Bedroom Two

10' 9" x 9' 10" ( 3.28m x 3.00m )

## Family Bathroom

## Outside

## Allocated Parking

## Current Leasehold Charges

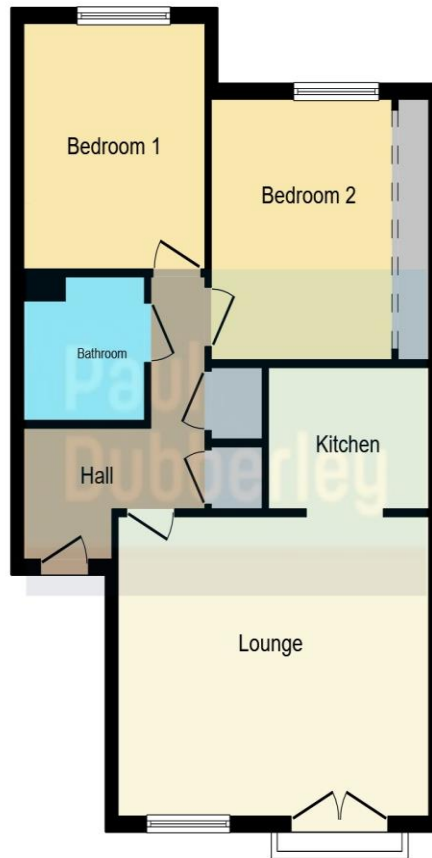
Ground Rent - £125 pa

Service Charge - £1176 pa









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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73 Great Bridge  
TIPTON DY4 7HF

Property Ref: PTI103648 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [PaulDubberley.co.uk/Property/PTI103648](http://PaulDubberley.co.uk/Property/PTI103648)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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