

for sale

offers in the region of **£115,000** Leasehold



Ferguson Drive Tipton DY4 7NS

Modern Purpose Built First Floor Apartment In A Good Location with All Amenities Close To Hand. Making An Ideal First Time Purchase or Buy To let Investment whilst offering the benefit of Double Glazing and Electric Heating.

Ferguson Drive Tipton DY4 7NS

Reception Hall

Lounge

14' x 13' (4.27m x 3.96m)

Fitted Kitchen

14' 6" max x 9' 2" max (4.42m max x 2.79m max)

Bedroom One

12' 6" max x 9' 7" max (3.81m max x 2.92m max)

Bedroom Two

12' 6" max into recess x 9' 3" (3.81m max into recess x 2.82m)

Family Bathroom

Outside

Allocated Parking

Current Leasehold Information

Ground rent - £60 pa

Service Charge - £497.40 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: PTI103705 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PTI103705

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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