

for sale

offers in the region of **£105,000** Leasehold



## Ferguson Drive Tipton DY4 7NS

Modern Purpose Built Ground Floor Apartment offering the benefit of Security Entrance doors, Double Glazing and Electric Heating. Good Location whilst making an Ideal First Time Purchase or Buy To Let Investment.

# Ferguson Drive Tipton DY4 7NS

## Reception Hall

## Lounge

13' 8" x 12' 10" ( 4.17m x 3.91m )

## Fitted Kitchen

12' 1" max x 8' 6" max ( 3.68m max x 2.59m max )

## Bedroom One

12' 6" max x 11' 6" max ( 3.81m max x 3.51m max )

## Bedroom Two

12' 6" max x 8' 10" ( 3.81m max x 2.69m )

## Family Bathroom

## Outside

## Allocated Parking

## Current Leasehold Information

Ground rent - £60.00 pa

Service Charge - £1243 pa

No Pets







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

**T** 0121 522 3733  
**E** [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI103088 - 0003

**Tenure:** Leasehold

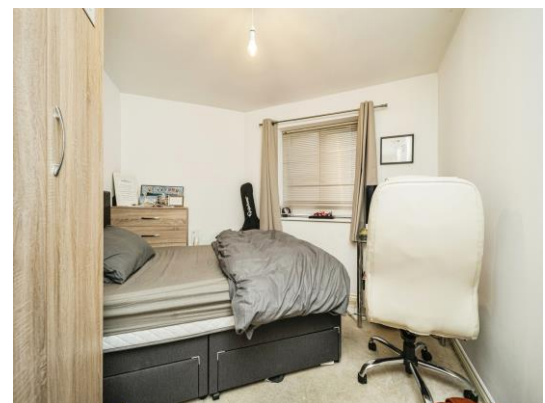
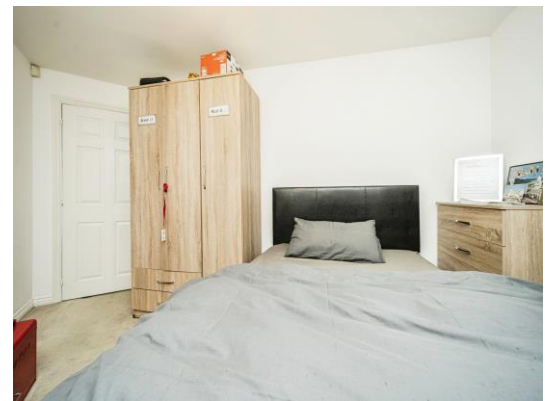
**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2002. 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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