

for sale

offers in the region of **£125,000** Leasehold



## Attingham Drive Dudley DY1 3HL

Modern First Floor Apartment In A Good Location within Walking Distance of Dudley Town Centre. Offering the benefit of Security Entrance Doors, Double Glazing and Making An Ideal First Time Purchase.

# Attingham Drive Dudley DY1 3HL

## Reception Hall

## Openplan Lounge/Fitted Kitchen

14' 5" max x 13' 9" max ( 4.39m max x 4.19m max )

## Bedroom One

11' 1" x 11' 1" ( 3.38m x 3.38m )

## Bedroom Two

15' 5" max x 9' 2" ( 4.70m max x 2.79m )

## Family Bathroom

## Outside

## Allocated Parking

## Leasehold Charges

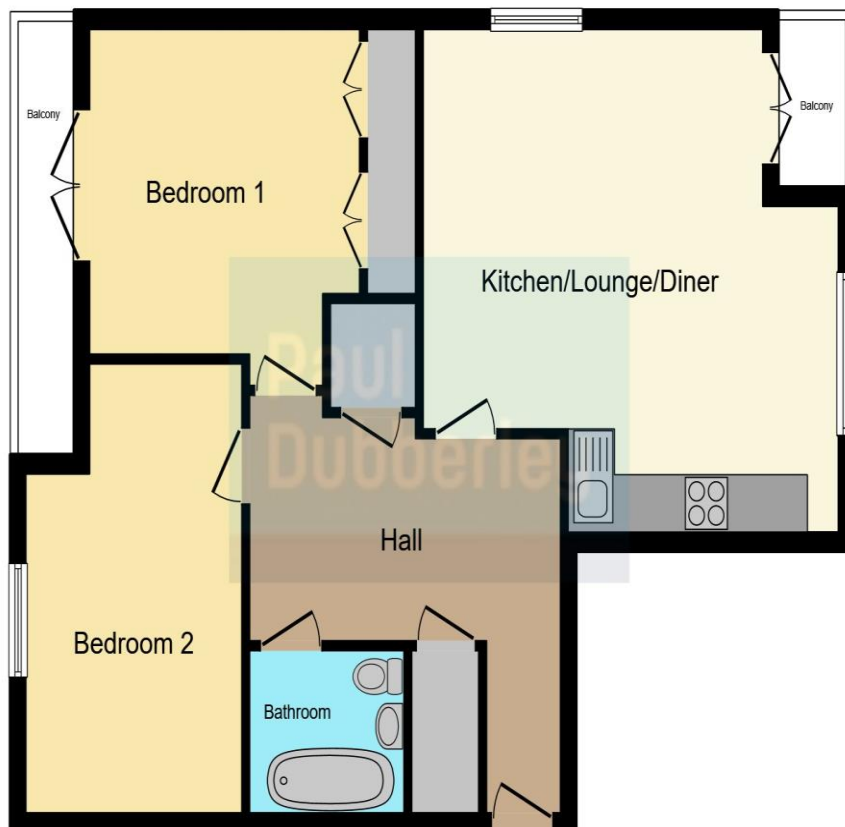
Service Charge :- £1193.34 pa

Ground rent :- £150.00 pa

## Council Tax Band: B







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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Property Ref: PTI103869 - 0002

**Tenure:** Leasehold

**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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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