

for sale

offers in the region of **£75,000** Leasehold



Cobden Close Tipton DY4 9JX

Spacious Purpose Built Flat offering the benefit of Gas Central Heating and Located with all amenities close to hand. Ideal Buy To Let Investment.

Cobden Close Tipton DY4 9JX

Reception Hall

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)

Fitted Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom Two

7' 10" x 7' 6" (2.39m x 2.29m)

Bedroom Three

9' 6" max x 7' 10" (2.90m max x 2.39m)

Family Bathroom

Outside

Communal Parking

Current Leasehold Charges

Ground rent :- £10 pa

Service Charge :- £1179 pa

Council Tax Band :- A







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

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PT1104090 - 0003

Tenure: Leasehold

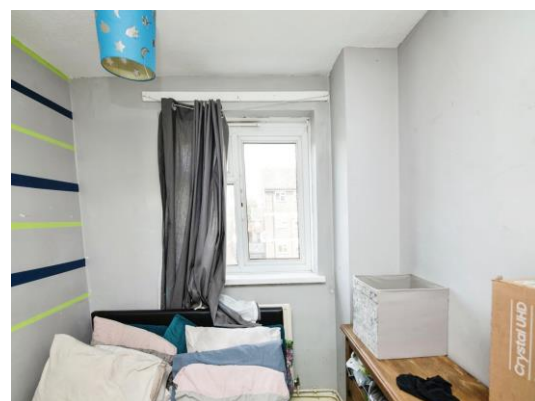
EPC Rating: C

check out more properties at PaulDubberley.co.uk

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

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.



see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk