

for sale

offers over **£75,000** Leasehold



## Pleasant View Dudley DY3 2QJ

Investment opportunity - For Sale with Tenant in situ.

Spacious Ground Floor, Flat situated in the cul-de-sac location of Pleasant View, in the sought-after area of Lower Gornal. Located in the popular area, close to the Milking Bank development & with all amenities close to hand.

# Pleasant View Dudley DY3 2QJ

## Reception Hall

## Lounge

16' 4" x 11' max ( 4.98m x 3.35m max )

## Kitchen

12' 10" x 6' 3" ( 3.91m x 1.91m )

## Bedroom One

13' x 10' 10" max into recess ( 3.96m x 3.30m max into recess )

## Bedroom Two

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

## Family Bathroom

## Outside

## Communal Gardens

## Council Tax Band :- A

## Current Leasehold Charges

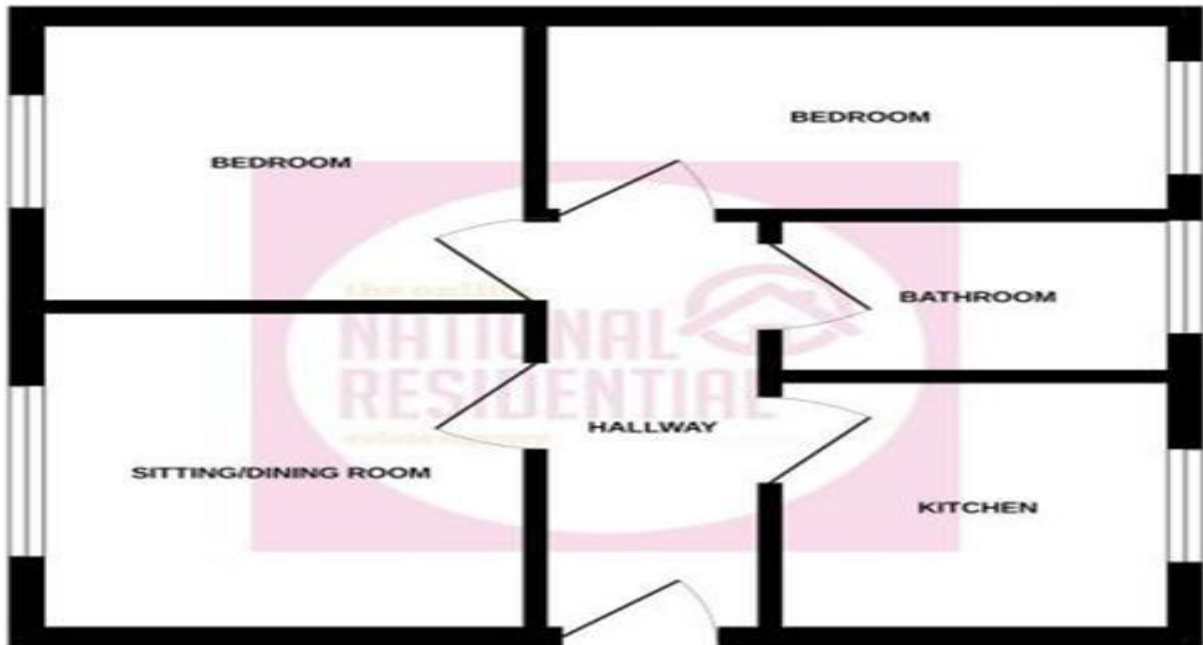
Ground rent :- 10 pa

Service Charge :- £780 pa





## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the seller does not warrant, represent or guarantee the accuracy of the floorplan. The floorplan is provided for guidance only and should not be relied upon for any purpose. The seller does not accept any liability for any loss or damage arising from the use of the floorplan. The floorplan is provided as a guide only and should not be relied upon for any purpose. The seller does not accept any liability for any loss or damage arising from the use of the floorplan. The floorplan is provided as a guide only and should not be relied upon for any purpose. The seller does not accept any liability for any loss or damage arising from the use of the floorplan.

To view this property please contact Paul Dubberley on

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Property Ref: PT1104180 - 0003

**Tenure:** Leasehold

**EPC Rating:** Awaited

**view this property online** [PaulDubberley.co.uk/Property/PT1104180](http://PaulDubberley.co.uk/Property/PT1104180)

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Feb 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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