

for sale

offers over **£140,000** Leasehold



## Goodrich Mews Dudley DY3 2FB

Luxury Second Floor Apartment offering the benefit of Superbly Presented Accommodation, Gas Central Heating and Double Glazing.



# Goodrich Mews Dudley DY3 2FB

## Reception Hall

## Lounge

19' 2" x 12' ( 5.84m x 3.66m )

## Fitted Kitchen

9' 6" x 8' 2" ( 2.90m x 2.49m )

## Bedroom One

15' 1" x 9' 5" ( 4.60m x 2.87m )

## Bedroom Two

9' 6" x 8' 3" ( 2.90m x 2.51m )

## Family Bathroom

## Outside

## Allocated Parking

## Current Lease Charges

Ground rent:- £250pa

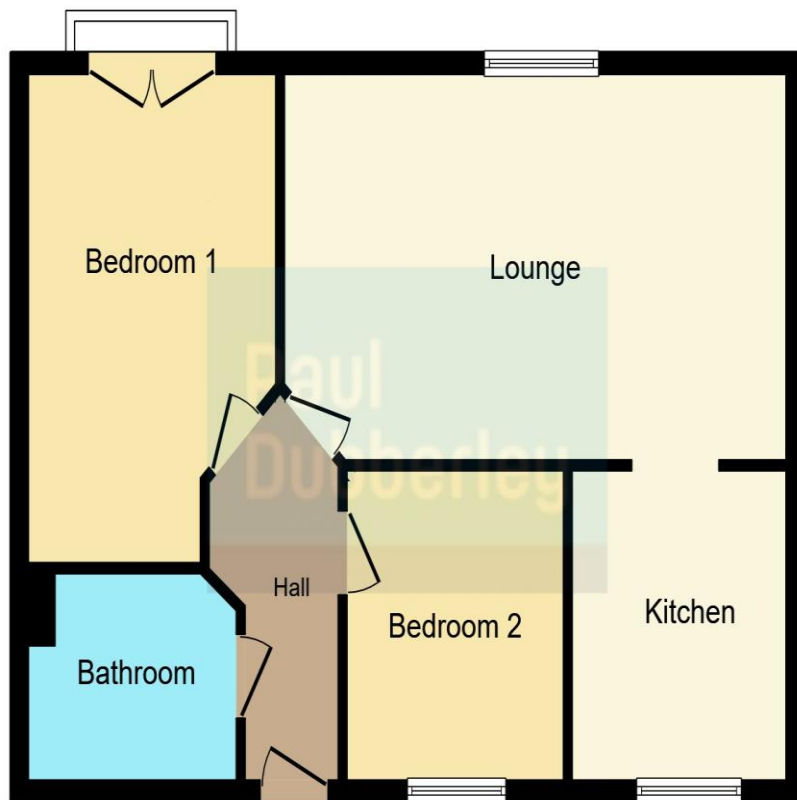
Service Charge :- £1400 pa

## Council Tax Band:- A









**Ground Floor**

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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Property Ref: PT1104186 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [PaulDubberley.co.uk/Property/PT1104186](http://PaulDubberley.co.uk/Property/PT1104186)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2009. 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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