

for sale

offers over **£100,000** Leasehold



Harper Grove Tipton DY4 9SR

Modern First Floor Apartment Making an Ideal First Time Purchase or Buy to Let Investment. Good Size Accommodation, Great Location with All Amenities close to hand, Double Glazing and Gas Central Heating.

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Reception Hall

Lounge

17' 8" x 10' 5" (5.38m x 3.17m)

Fitted Kitchen

11' 1" x 7' 2" (3.38m x 2.18m)

Bedroom One

12' 7" max into recess x 9' (3.84m max into recess x 2.74m)

Bedroom Two

12' 7" max into recess x 6' 6" (3.84m max into recess x 1.98m)

Family Bathroom

Outside

Allocated Parking

Council Tax Band - A

Leasehold Charges -

Ground Rent - £30 pa

Service Charge - £2083.33 pa







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: PT1103726 - 0003

Tenure: Leasehold

EPC Rating: B

view this property online PaulDubberley.co.uk/Property/PT1103726

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 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.

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