

for sale

offers in the region of **£95,000** Leasehold



Gough Drive Tipton DY4 7AL

Modern Purpose Built GROUND FLOOR LUXURY Apartment offering the benefit of Upvc Double Glazing, Electric Heating and NO CHAIN. Situated on a SOUGHT AFTER DEVELOPMENT whilst making an Ideal FIRST TIME PURCHASE or BUY TO LET investment.

Gough Drive Tipton DY4 7AL

Reception Hall

Open Plan Lounge / Kitchen

21' 2" max x 19' 4" max (6.45m max x 5.89m max)

Bedroom One

10' 7" x 8' 10" (3.23m x 2.69m)

Family Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Outside

Allocated Parking

Leasehold Charges

Ground rent :- £150 pa

Service Charge:- £1331 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

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73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104443 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1331.00

Ground Rent: 150.00

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