

for sale

**£120,000** Leasehold



## Jonah Drive TIPTON DY4 7AP

Modern purpose Built 2nd Floor Apartment. Security Entrance Doors, 2 bedrooms, Upvc Double Glazing, SUPERBLY Presented Accommodation and Ideal for FIRST TIME BUYER or BUY TO LET Investment.

# Jonah Drive TIPTON DY4 7AP

## Entrance Porch

## Reception Hall

## Lounge / Dining Room

20' 2" max x 10' 1" max ( 6.15m max x 3.07m max )

## Kitchen

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

## Bedroom One

12' 4" max x 9' 4" max ( 3.76m max x 2.84m max )

## Bedroom Two

13' 1" max x 7' 2" max ( 3.99m max x 2.18m max )

## Family Bathroom

## Leasehold Charges

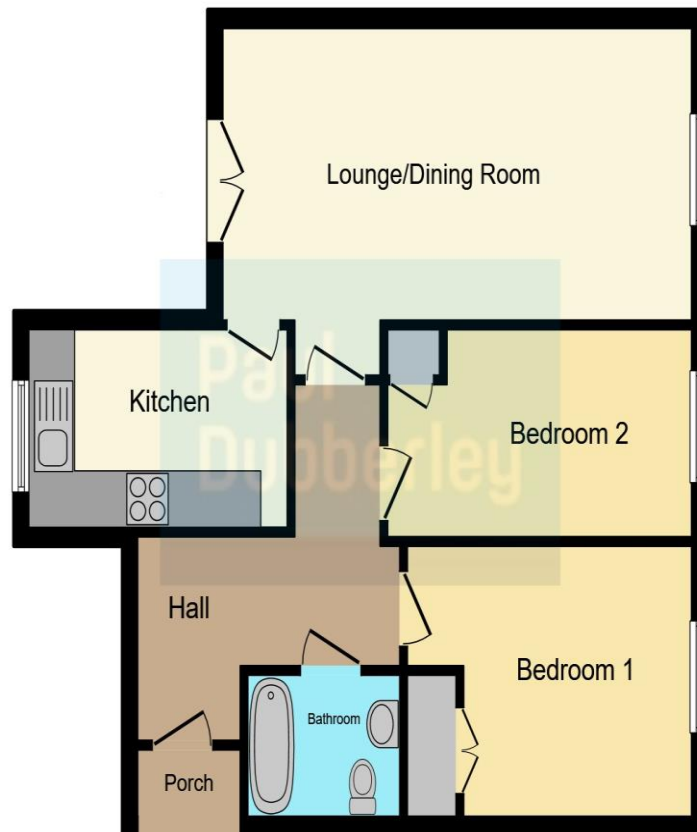
Ground rent :- £250 pa

Service charge:- £1535 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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104518 - 0002

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: £1535.00

Ground Rent: £250.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. 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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