

7 Moncrieffe Close, Dudley, DY2 7DF



Monthly Rental Of £725

- Second Floor Flat
- Double Bedroom with Fitted Furniture
- Fitted Kitchen
- EPC Rating: C Council Tax Band A
- Living Dining Room
- Allocated Parking Space

Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

Partners:

Andrew J. Barden MRICS FNAVA
Richard D. Longden B.Sc. (Hons.) MRICS
Stephen D. Sutton B.Sc (Est Man) FRICS
Stuart A. Gibbs MARLA
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Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

Associate Partners:

Ian M. Axon ANAVA
MaryJane Davies
Consultant:
Kenneth F Davis FRICS



Available from the 31st MAY 2024 A well-presented second floor flat located in an attractive development; this property benefits from secondary glazing and electric heating and comprises; a hallway, living / dining room, plus a fitted kitchen, double bedroom with a range of fitted furniture and bathroom with shower. in addition to this the property has allocated parking and communal grounds. EPC Rating: C Council Tax Band A. Holding Deposit £144.00, Security Deposit £720.00 For a full breakdown of permitted fees, please visit our website, cottons.co.uk or click on the following link: <https://www.cottons.co.uk/wp-content/uploads/2019/07/Tenant-Fee-Schedule-Landscape-01.pdf>

Property Tenure
Leasehold

Council Tax Band
A

EPC Rating
C

ACCOMMODATION

Approach

Located on the second floor, the property is within a secure development with stairs leading up to wooden entry door leading into...

Entrance Hallway

With wall mounted electric heater, entry intercom, electricity fuse box, wooden door leading into storage cupboard and further wooden doors leading into;

Living Room 14' 4" x 10' 6" (4.38m x 3.21m)

With electric heater, wooden window with secondary glazing, a complement of fitted bedroom furniture including wardrobes and overhead storage and dressing table.

Kitchen 9' 3" x 6' 11" (2.81m x 2.10m)

With wall and base units incorporating roll top work surfaces, stainless steel sink and drainer with chrome effect taps over, tiling to splash back areas, space for electric cooker and plumbing for washing machine, wooden glazed window with secondary glazing and wooden door accessing pantry.

Bedroom 11' 6" Into wardrobes x 8' 8" Into wardrobes (3.51m x 2.65m)

With electric heater, wooden window with secondary glazing, a complement of fitted bedroom furniture including wardrobes and overhead storage and dressing table.

Bathroom 6' 11" x 5' 7" (2.10m x 1.69m)

With WC, wash basin on pedestal, panelled bath with electric shower over, tiling to splash back areas, wall mounted extractor fan and wall mounted electric heater.

Parking

With allocated parking space and additional visitor parking provision.



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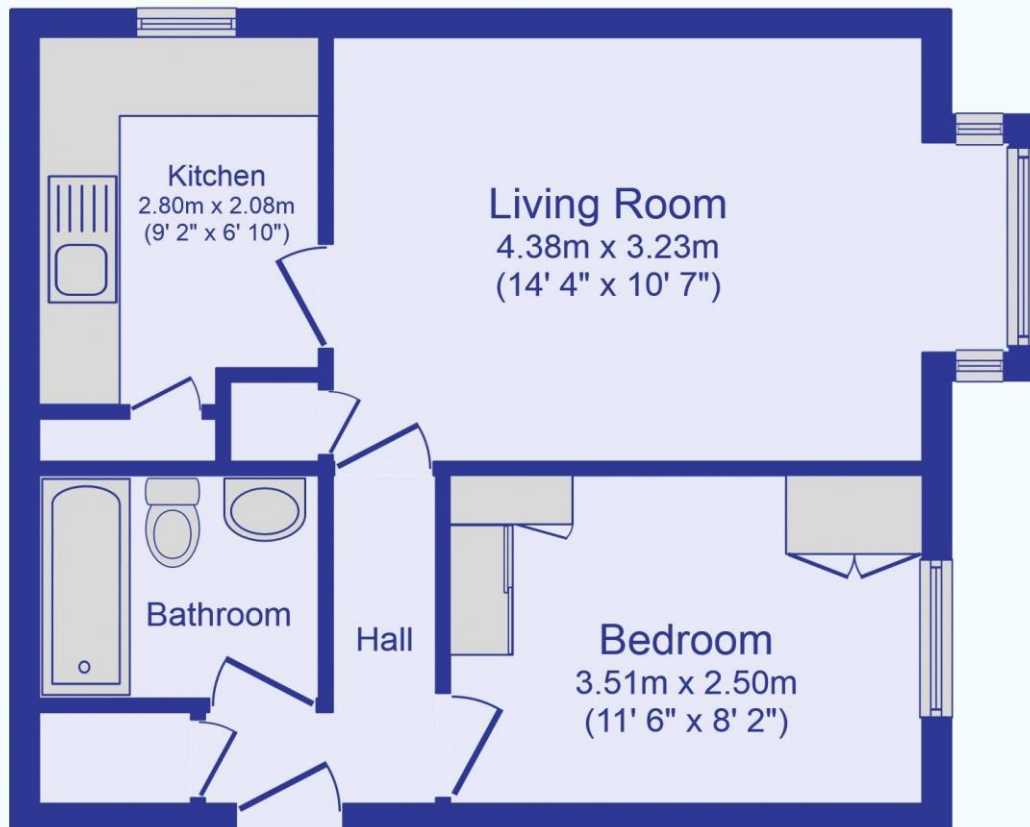
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Total floor area 39.0 sq. m. (420 sq. ft.) approx



Floor Plan

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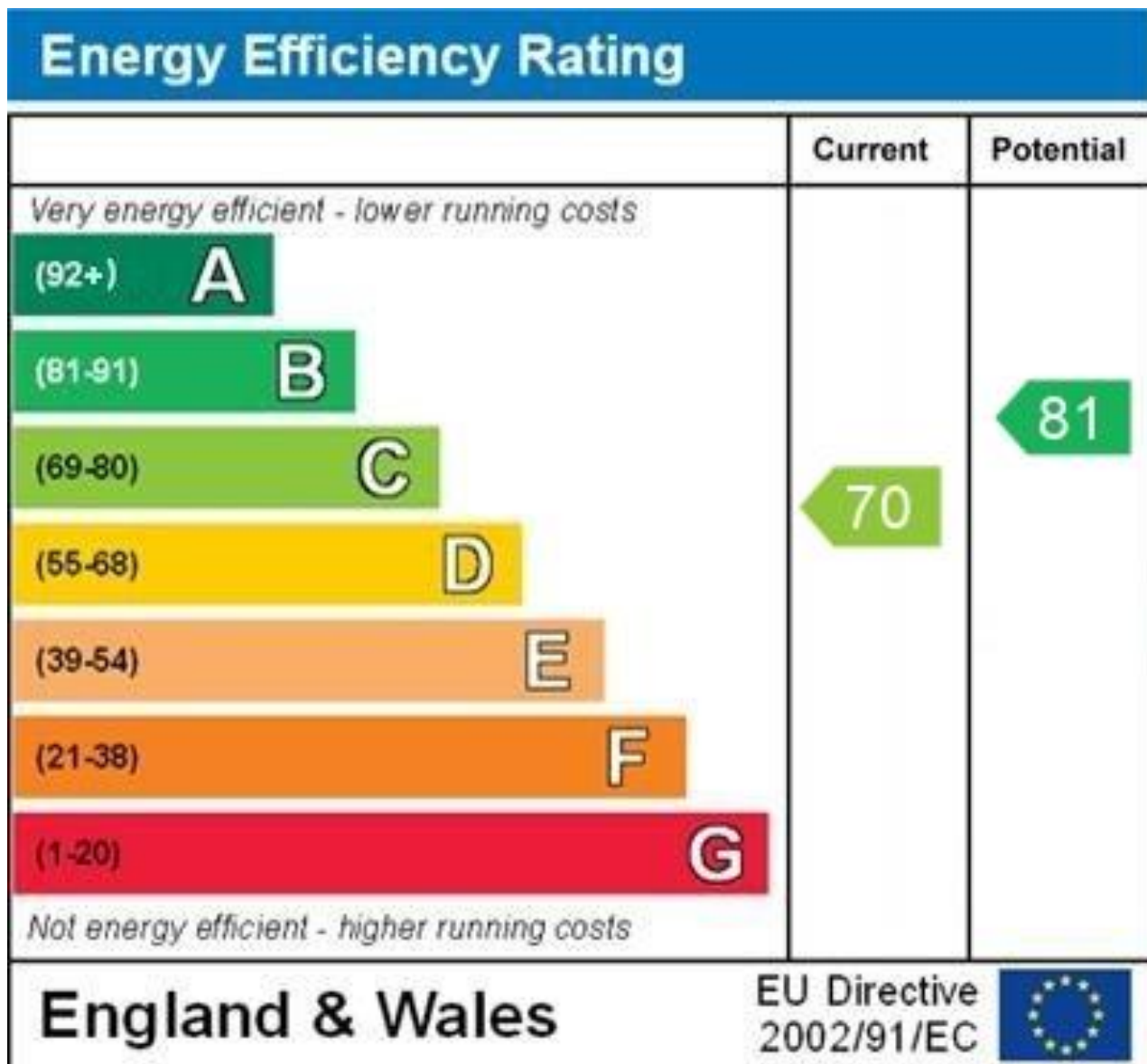
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