

for sale

offers over **£130,000**



New Street Dudley DY1 1LT

This is an exceptional opportunity to purchase a spacious duplex flat located on the first floor in the vibrant centre of Dudley. The property has been meticulously maintained by the current owner, making it an ideal investment or a comfortable living space.

New Street Dudley DY1 1LT

Communal Entrance

Door to the front, stairs to accommodation.

First Floor

Entrance Hall

Door to the side, central heating radiator.

Lounge

21' 6" x 14' 4" (6.55m x 4.37m)

Sash windows to the front elevation, central heating radiator.

Kitchen/ Dining

15' 8" x 10' 3" (4.78m x 3.12m)

A fitted kitchen to include wall and base units with work surfaces over,tilting to splashback, stainless steel sink & drainer unit, cooker point, space for domestic appliances, double glazed window to the rear, radiator.

Bathroom

Bath with shower over, wash hand basin, low level w.c., central heating radiator, double glazed window to the side. plumbing for washing machine.



Second Floor

Landing

Central heating radiator, storage cupboard, window to front elevation,

Bedroom One

21' 8" x 11' 5" (6.60m x 3.48m)

Sash windows to the front elevation, central heating radiator.

Bedroom Two

13' 7" x 9' 11" (4.14m x 3.02m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom Three

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to the rear elevation, central heating radiator.

Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -

125 Years from 22nd August 1988, which means there are currently 87 years remaining.

Current Ground Rent Approximately £10.00 per annum

Current Annual Service Charge of £1070.16 per annum

Building Insurance Included

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor

Agents Notes

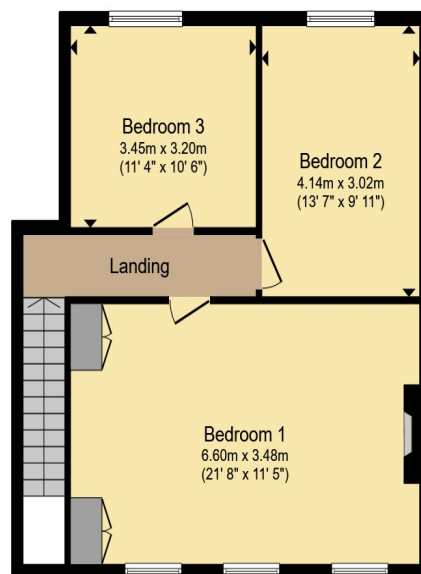
There are restrictions on title that applies to the property. Please enquire at branch.

The frontage of the property is Grade 2 Listed Building





Ground Floor



First Floor

Total floor area 121.6 m² (1,309 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD314541 - 0008

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1070.16

Ground Rent: 10.00

view this property online connells.co.uk/Property/DUD314541

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Aug 1988. 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.

Connells Residential 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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