Paul Dubberley

PaulDubberley.co.uk

for sale

**£70,000 Leasehold**

# Mytton Grove Tipton DY4 9TF

Blank Canvas with Endless Potential! A top-floor one-bedroom flat that is a perfect opportunity for buyers to modernise and personalise. Conveniently located close to local amenities and transport links, making it an ideal first-time purchase or investment.

# Mytton Grove Tipton DY4 9TF

## Kitchen
9' 3" x 6' 4" ( 2.82m x 1.93m )

## Lounge/Diner
14' 10" x 10' 1" ( 4.52m x 3.07m )

## Bedroom One
10' 10" x 9' 5" ( 3.30m x 2.87m )

## Family Bathroom

## Agents Notes
Lease Term: 125 years form 1 May 1999 (99 years remaining).

Service Charges: £1916 per annum

Ground rent: £100.00 per annum

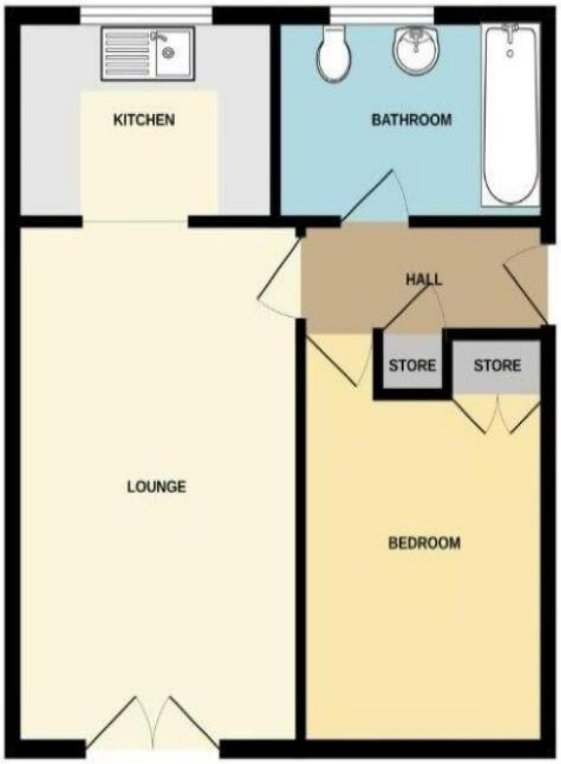
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

## Agents Note

Title WM714385 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Under the wayleave agreement, Midlands Electricity Plc and people authorised by it may install, use, inspect, repair, maintain, replace and remove electricity lines and related equipment on, over or under the land. The agreement also allows access to carry out this work, including excavation, with an obligation to cause as little damage as practicable and restore the surface so far as practicable.

The title is stated to include any easements granted by the lease and to be subject to any rights reserved by it, where they exist. The register does not set out their details, so these should be checked in the lease.




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

To view this property please contact Paul Dubberley on

**T 0121 522 3733**
**E greatbridge@pauldubberley.co.uk**

73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105524 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1916.00

Ground Rent: 100.00

**view this property online PaulDubberley.co.uk/Property/PTI105524**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1999. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.