

for sale

£100,000



Moncrieffe Close Dudley DY2 7DF

\*\* A WELL MAINTAINED FIRST FLOOR DUPLEX APARTMENT  
BENEFITTING FROM NO UPWARD CHAIN\*\* \*\* ALLOCATED PARKING\*\*  
CLOSE TO ALL AMENITIES, TRANSPORT LINKS & DUDLEY TOWN  
CENTRE \*\*CASH OFFERS WELCOME \*\*

# Moncrieffe Close Dudley DY2 7DF

## Communal Entrance

Intercom system, stairs to first floor accommodation, post boxes.

## Entrance Hall

10' 10" x 10' 2" ( 3.30m x 3.10m )

Door to the side, wrought iron staircase to first floor, window to the side electric heater.

## Lounge

19' 8" x 10' 5" ( 5.99m x 3.17m )

Two windows to the rear elevation, electric heater.

## Kitchen

10' 2" x 9' 4" ( 3.10m x 2.84m )

A fitted kitchen to include wall and base units with work surfaces over, one and a half bowl stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling, double glazed window to the side.



## Landing

Airing cupboard.

## Bedroom One

10' 8" x 10' 2" ( 3.25m x 3.10m )

Window to the rear elevation, fitted wardrobes.

## Bedroom Two

10' 8" x 9' 5" ( 3.25m x 2.87m )

Window to the rear elevation, walk-in wardrobe.

## Bathroom

Bath with electric shower over, wash hand basin, low level w.c., tiling, double glazed window to the side.

## Outside

Communal garden areas.

Allocated parking space, visitor space.

## Lease Details

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

98 Years from 24th June 1983, which means there are currently 57 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

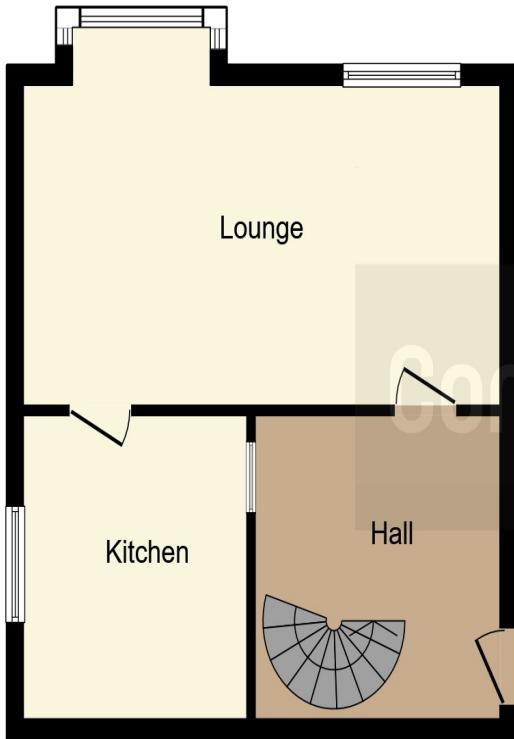
Current Ground Rent Approximately £60.00 per annum

Current Annual Service Charge of £ 979.99 per annum

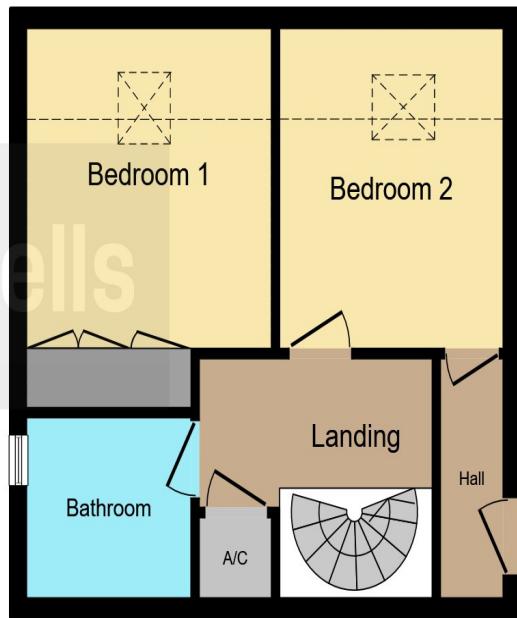
Building Insurance Inclusive

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





**Ground Floor**



**First Floor**

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 Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD314149 - 0005

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 979.00

Ground Rent: 60.00

**[view this property online connells.co.uk/Property/DUD314149](http://www.connells.co.uk/Property/DUD314149)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. 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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