



30 Harper Grove,  
Tipton,  
DY4 9SR

nick tart

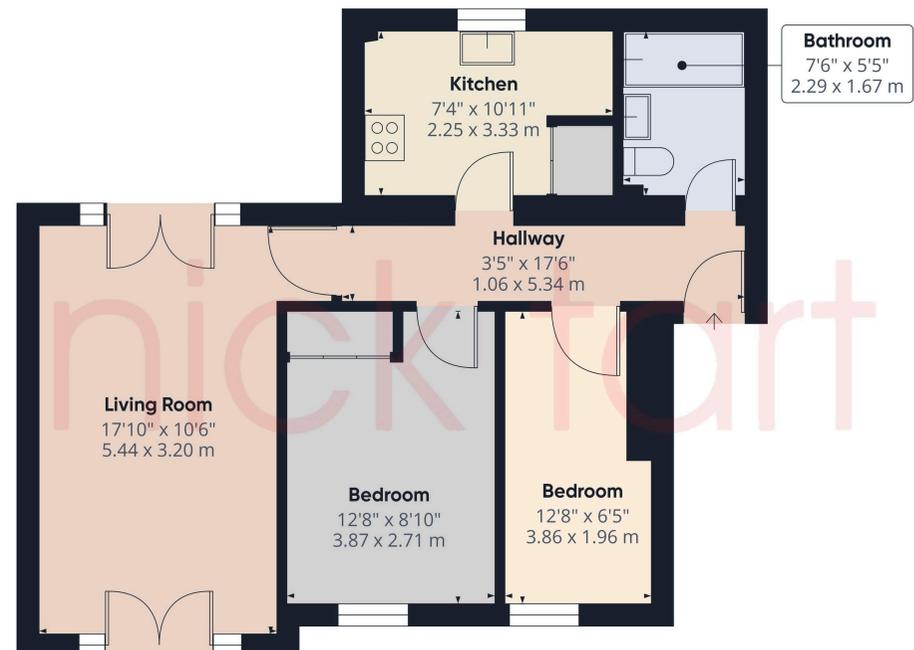
## Key Features

- Ideal for investors
- 3rd Floor apartment (with sitting tenant)
- Current rent achieved £650 PCM
- Communal Entrance
- Choice of two good sized bedrooms
- Kitchen
- Bathroom
- Bathroom with shower over
- Living room with x2 'Juliet' style balcony's
- Gas central heating & UPVC double glazing
- Allocated parking space

## Contact Us

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Approximate total area<sup>®</sup>  
568 ft<sup>2</sup>  
52.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### **IDEAL FOR INVESTORS : CURRENT RENTAL £650 PCM.**

Set on the popular development off Thunderbolt way this modern 3rd floor apartment is available with a sitting tenant. The accommodation includes a communal entrance, hallway, 2 bedrooms, kitchen, bathroom with shower over, living room with x2 'Juliet' style balcony's, gas central heating, UPVC double glazing plus the benefit of an allocated car parking space.

### **EPC: C76**

Tenure – we are advised the property is leasehold.

Services – we are advised all mains services are connected.

Council Tax – **Band A** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Service charge:** £2083 per annum

**Ground rent:** £60 per annum

**Lease length:** 150 years from 2005



Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.