



Connells

Moncrieffe Close
Dudley



Property Description

This ground-floor apartment is ideally situated within a brief walking distance of Dudley town centre and various local amenities. It offers a generous lounge diner, a fully equipped kitchen, two double bedrooms, and a bathroom, creating a comfortable living environment. Furthermore, the property provides allocated parking along with visitor spaces, complemented by expansive communal gardens that feature pleasant green areas. With multiple public transport options and convenient access to the Midlands motorway network, along with forthcoming tram services, this property is especially attractive to commuters, likely generating considerable interest.

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.

Communal Entrance

Intercom system,

Entrance Hall

Door to front elevation, intercom entry system.

Lounge / Dining Room

Window to rear elevation, electric heater.

Kitchen

A fitted kitchen to include a range of wall and base units, with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric freestanding oven, storage pantry, window to side elevation.

Bedroom One

Window to rear elevation, electric heater

Bedroom Two

Window to rear elevation, electric heater.

Bathroom

Suite to comprise bath with electric shower over, low level WC, wash hand basin, extractor fan, heated towel rail, tiling.

Outside

Allocated parking, visitor bays, and vast expansive communal gardens.

Lease Information

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

99 Years from 24 June 1983 , which means there are currently 56 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

Current Ground Rent Approximately £100.00 per annum

Current Annual Service Charge of £1960.00 per annum

Building Insurance Inclusive

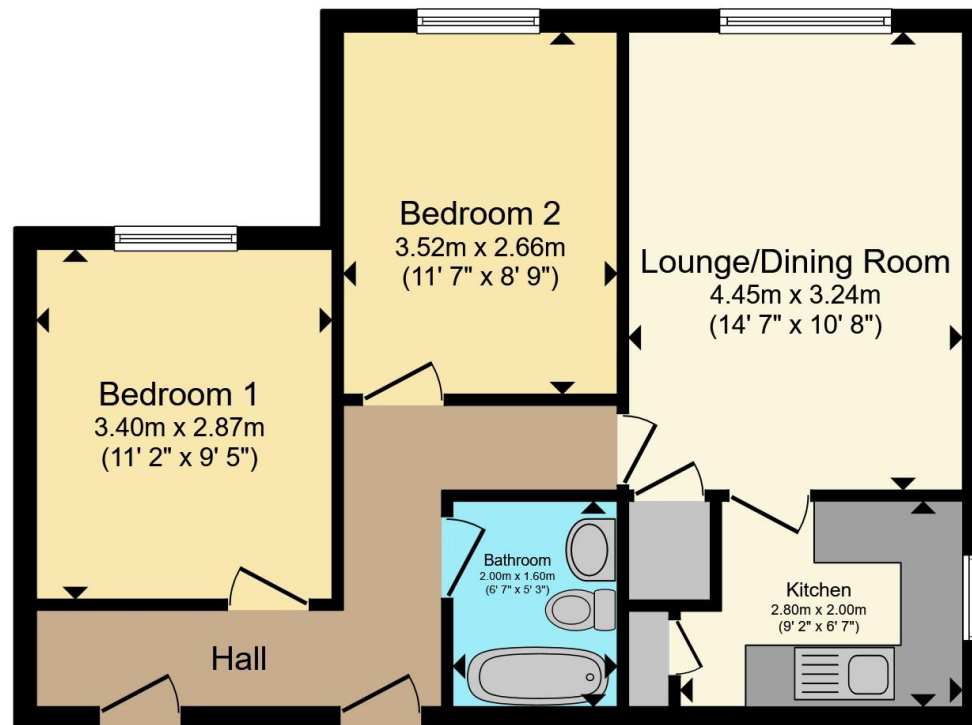
Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor

The sellers advise they pay £1960 per annum as a contribution towards upkeep.









Total floor area 52.5 m² (565 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

Connells

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1960.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314924

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

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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