

for sale

£115,000



## Attingham Drive Dudley DY1 3HL

**\*\* TWO BEDROOM UPPER FLOOR APARTMENT SET IN A POPULAR MODERN DEVELOPMENT BENEFITING FROM NO UPWARD CHAIN \*\***

Briefly comprising lounge/ kitchen area, two bedrooms with en suite to master bedroom, bathroom, allocated parking space.

# Attingham Drive Dudley DY1 3HL

## Communal Entrance

Intercom system, stairs to accommodation.

## Entrance Hall

Door to the side, electric heater, storage cupboard.

## Lounge / Kitchen Area

18' 5" x 12' 2" ( 5.61m x 3.71m )

Double glazed window to the side, double glazed Juliet balcony to the front, electric heater.

Kitchen area to comprise a range of wall and base units, one and a half bowl sink & drainer unit, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances.



## Bedroom One

14' 9" x 9' 8" ( 4.50m x 2.95m )

Double glazed window to the rear, fitted wardrobes, electric heater.

## En-Suite

Shower cubicle with main shower, w.c., wash hand basin, heated electric towel rail.

## Bedroom Two

11' 7" x 8' 7" ( 3.53m x 2.62m )

Double glazed window to the rear, fitted wardrobes, electric heater.

## Bathroom

Suite to comprise bath with main shower over, wash hand basin, low level w.c., heated towel rail.

## Outside

To the front one allocated parking space.

## Agents Notes

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

## Lease Information

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

99 Years from 1st August 2005, which means there are currently 78 years remaining.

Current Ground Rent Approximately £ TBA per annum

Current Annual Service Charge of £ TBA per annum

Building Insurance TBA

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



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: DUD314633 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online**  
**[connells.co.uk/Property/DUD314633](http://connells.co.uk/Property/DUD314633)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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