



**Connells**

Eden Court Kennedy Crescent  
Dudley



### Property Description

This sophisticated ground floor apartment is situated in the sought-after Lower Gornal area. Having been carefully maintained by its sole owner, it offers a move-in ready environment ideal for first-time buyers or those looking to downsize. The property, which is under ten years old, includes parking with an electric vehicle charger and features a modern 23ft open-plan lounge and kitchen equipped with appliances. Its excellent location provides convenient access to local amenities, schools, bus routes, and the lively Gornal Village

### Lounge / Dining Room

23' 6" x 14' 1" ( 7.16m x 4.29m )

Lounge Area to have double glazed window to the front elevation, central heating radiator.

Kitchen Area to have a range of gloss wall and base units with roll top work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, integrated fridge/freezer, dishwasher & washing machine, central heating boiler, double glazed window to the side elevation.

### Communal Entrance

Double glazed door to the front elevation, intercom system.

### Entrance Hall

Door to the side elevation, intercom system, central heating radiator.



## Bedroom One

14' 1" x 11' 10" ( 4.29m x 3.61m )

Double glazed window to the rear elevation, central heating radiator.

## Bedroom Two

13' 1" x 7' 8" ( 3.99m x 2.34m )

Double glazed window to the front elevation, central heating radiator.

## Bathroom

7' 10" x 6' 2" ( 2.39m x 1.88m )

Suite to comprise bath with mains shower over, wash hand basin, low level w.c., wall mounted storage unit, heated towel rail, tiling, extractor fan.

## Outside

Allocated parking, electric vehicle charging point,. all ground floor apartments to Eden Court are wheelchair friendly, the entrance to the apartment block has steps one side and a slope the otherside providing wheelchair access, communal areas to include communal bike store & outside communal drying area.

## Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -  
999 Years from & including 1st April 2022 to & including 31st March 3021.

Current Ground Rent Approximately £0 per annum - Peppercorn Rent

Current Annual Service Charge of £1092.00 per annum

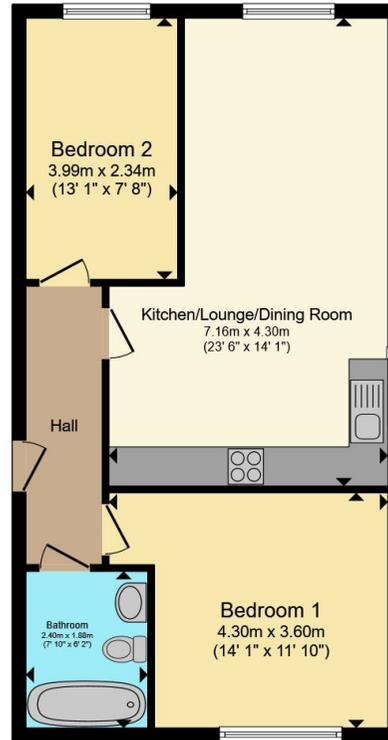
Building Insurance Included

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









Total floor area 60.6 m<sup>2</sup> (652 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](http://www.propertybox.io)

**Connells**

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

EPC Rating: B

Council Tax  
 Band: A

Service Charge:  
 1092.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUD314400](http://connells.co.uk/Property/DUD314400)**

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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