

for sale

£125,000



## Castle Street Dudley DY1 1LF

**\*\* OPEN PLAN MODERN APARTMENT SET IN THE HEART OF DUDLEY  
BENEFITING FROM NO UPWARD CHAIN \*\***

# Castle Street Dudley DY1 1LF

## Entrance Hall

Intercom security system, built-in storage cupboard, heater, doors to

## Open Plan Lounge / Kitchen

Two double glazed windows to the front, fitted kitchen comprising range of wall and base units with roll top work surfaces over, stainless steel drainer sink unit, electric oven, down lighters, vinyl floor, heater

## Bedroom

Double glazed window to the front, built-in wardrobes, heater.

## Bathroom

Suite to comprise bath with electric shower over, wash hand basin in vanity unit, w.c., chrome heated towel rail, tiling, extractor, down lighters, vinyl flooring.



## Lease Information

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

125 Years from 14th March 2022.

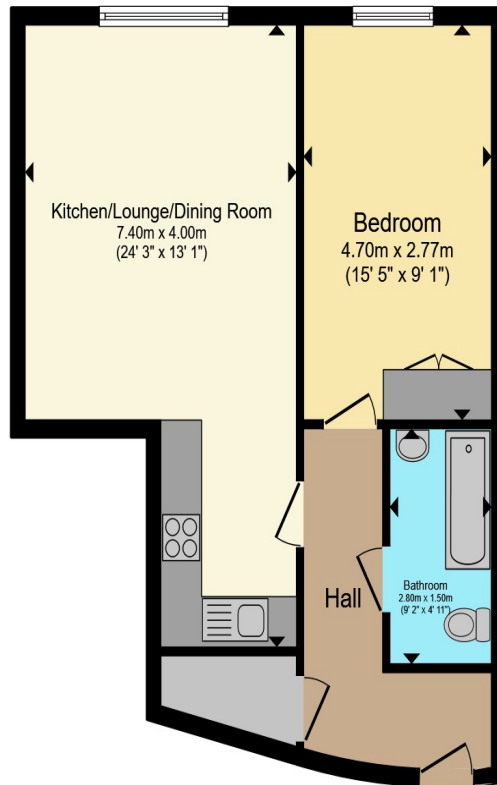
Current Ground Rent Approximately £102.00 per annum.

Current Annual Service Charge - To Be Advised

Buildings Insurance £159.15 approximately

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 51.3 m<sup>2</sup> (552 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)



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: DUD314829 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 102.00

**view this property online**  
**[connells.co.uk/Property/DUD314829](http://connells.co.uk/Property/DUD314829)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2022. 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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