



Flat 5 Rock Haven Belper Row
Dudley,

West Midlands DY2 9LP

Offers In The Region Of £120,000

...doing things differently



Lex Allan Grove are delighted to offer for sale with NO ONWARD CHAIN a well presented modern first floor apartment. Located on popular residential road in Netherton being close to all amenities and public transport.

The layout in brief comprises of entrance hall, lounge/open plan fitted kitchen, two double bedrooms, a modern bathroom/w.c. with shower over bath, and benefitting from double glazing throughout, electric heating, parking space to rear, communal rear garden and security intercom system. AF 22/1/24 V1 EPC=D





Approach

Via footpath to both front and rear access doors, internal communal hallway with stairs to first floor door.

Hallway

Ceiling light points, loft access and door into apartment, laminate floor.

Kitchen/open plan lounge 17'4" x 16'8" excluding bay (5.3 x 5.1 excluding bay)

Feature double glazed bay window to front, three ceiling light points, electric heater.

Kitchen area

Range of wall and base units, stone effect work top, breakfast bar area, under cabinet lighting, electric hob, extractor, oven, sink and drainer, laminate floor and space for fridge and washing machine.

Bedroom one 9'2" x 12'1" (2.8 x 3.7)

Double glazed window to rear, ceiling light point, electric heater.

Bedroom two 12'1" x 7'2" (3.7 x 2.2)

Double glazed window to rear, ceiling light point, electric heater.

Bathroom

Ceiling light points, extractor, shower over bath, tiled surround, low level flush w.c., wash hand basin, laminate floor and electric heater.

Outside

There is allocated parking and communal garden.

Leasehold Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is a 999 year lease from 1st January 2005. The service charge is £670.00 per annum. No ground rent charge.

Council Tax Banding

Tax Band is A

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are

likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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