LexAllan

local knowledge **exceptional service**

28 Ferguson Drive, Tipton, DY4 7NS

** DOES AN APARTMENT GET MUCH BETTER THAN THIS **
This two double bedroom second floor apartment will truly tick the boxes for those looking to make that step onto the property ladder. Being surrounded by superb amenities & five star transport links this is truly is must view. All of these are within walking distance or a short walk away. Having been well maintained by the current owners, we are delighted to offer this apartment with NO UPWARD CHAIN.

In brief the property comprises; communal entrance, entrance hall, lounge, dining area & kitchen. Two superb double bedrooms & family bathroom. To the front you can find one allocated parking space. Call us today to arrange your viewing.

Approach
Well maintained grounds with allocated parking to the rear of the property.

Communal Entrance
Secure hall with stairs rising to the third floor.

Entrance Hall
Spacious hall with doors off to all accommodation, intercom, electric heater.

Lounge
11'6" x 11'4" (3.53 x 3.47)
Double glazed window to front, opening to the dining area, electric heater.

Dining Area
10'2" x 7'6" (3.12 x 2.31)
Opening to the kitchen, electric heater.

Kitchen
10'2" x 6'10" (3.10 x 2.09)
Variety of wall and base units, sink and drainer, plumbing for washing machine, electric oven & hob, spot lights, double glazed window to front.

Bedroom 1
11'9" x 9'6" (3.59 x 2.91)
Double glazed window to rear, electric heater.

Bathroom
Bath with shower over, wash hand basin, w.c, wall mounted electric down heater.

Bedroom 2
13'5" x 8'8" (4.10 x 2.66)
Double glazed window to rear, storage cupboard, electric heater.

Parking
One allocated parking space to front.

Location
Located on this small highly demanded modern estate with walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks.

Tenure (Leasehold).
References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 75 years remaining on the lease a ground rent of £60 per annum & doubles every 33 years and a service charge of £1522.97 per annum. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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