



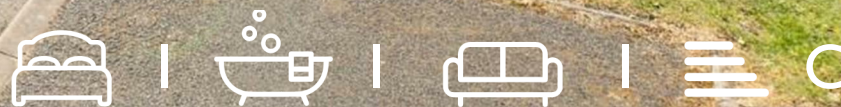
HUNTERS

FOR SALE

ALDENY CLOSE

HUNTERS®

HERE TO GET *you* THERE





# Aldeney Close, Dudley

## Offers In The Region Of £120,000



Hunters are pleased to welcome this charming one-bedroom first-floor apartment located in the desirable Aldeney Close. This property offers a perfect blend of modern living and convenience, making it an ideal choice for individuals or couples seeking a comfortable home.

As you enter the apartment, you are greeted the entrance hallway with storage off, then through the open-plan kitchen lounge designed with contemporary finishes, making it a delightful space for cooking and entertaining, perfect for social gatherings or quiet evenings in.

The bedroom is well-proportioned, offering a peaceful retreat at the end of the day. The bathroom is fitted with modern fixtures, ensuring both style and functionality.

One of the standout features of this property is the allocated parking, providing you with the convenience of having your own space. Additionally, the apartment is situated close to excellent transport links and local amenities, making daily commutes and errands effortless.

This apartment is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and modern living. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this lovely apartment your new home.

Service charge and ground rent - £2221.16 per annum

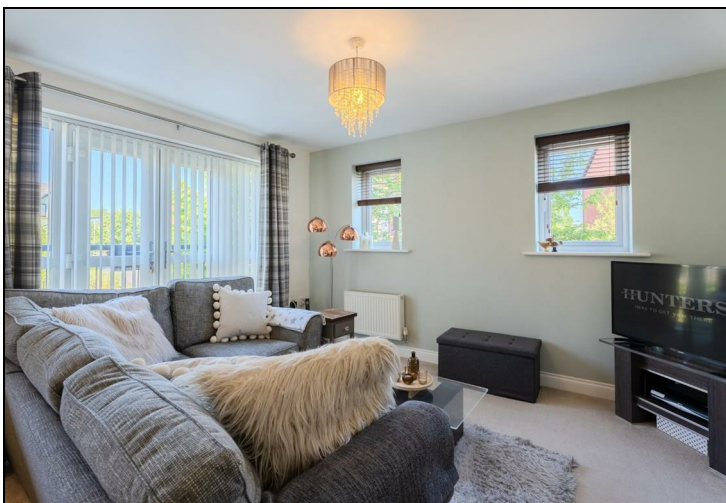
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## KEY FEATURES

- ONE BEDROOM
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- GENEROUS COMMUNAL SPACES
  - MODERN BATHROOM
  - DOUBLE BEDROOM
  - GAS CENTRAL HEATING





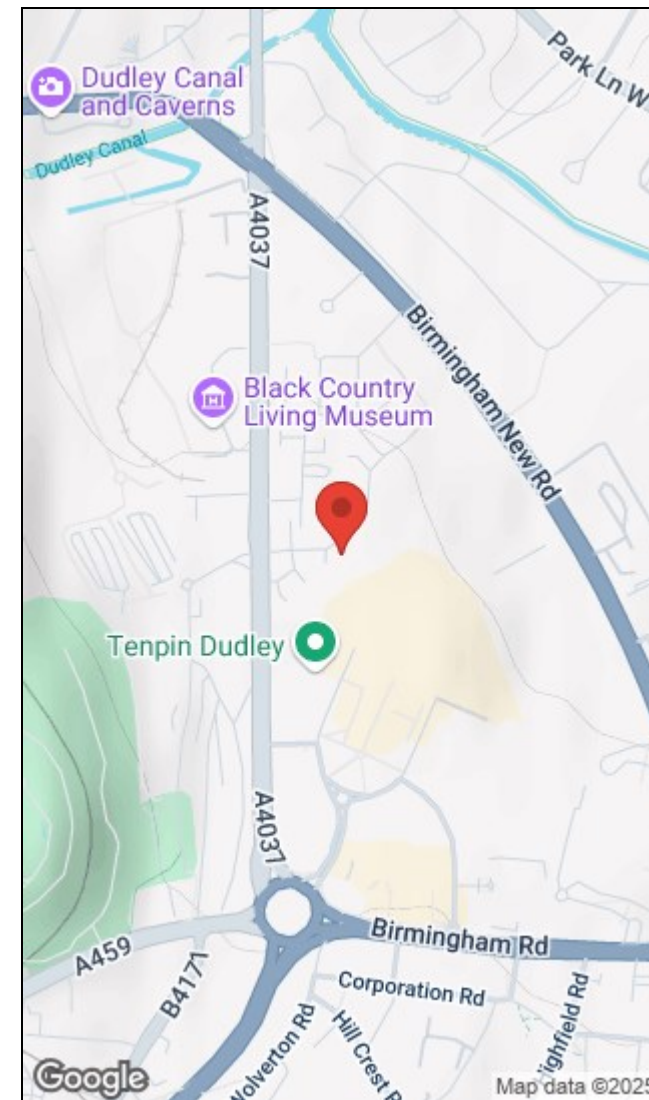




Floor Plan  
Floor area 41.0 sq.m. (441 sq.ft.)

Total floor area: 41.0 sq.m. (441 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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