

Chalfont Court

Cannock, Staffordshire, WS11 1LU

John German



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£99,950

A fantastic, one bedroomed, second floor apartment within this stylish modern development that is close to Cannock town centre amenities, the A5, the M6/toll road and Cannock train station.

Chalfont Court sits comfortable back from the Wolverhampton Road, behind a wide grass verge and archway, leading visitors and owners to a private, rear parking area.

A secure interphone system gives access to a carpeted communal hall and stairs, and the second floor landing serves as access to this apartment only, plus two more. With the exception of the kitchen and bathroom, all rooms throughout the flat have modern, laminate flooring.

A good sized entrance hall gives access to all main rooms and also has a large, built-in airing cupboard, an additional storage cupboard, and a hatch to the loft space.

All principal rooms face to the front of Chalfont Court, enjoying pleasant views of Wolverhampton Road and all being immaculately presented with modern, light décor throughout. The lounge / dining room is a very pleasant room with a wall-mounted electric fire.

The comprehensively fitted kitchen leads off and has a range of timber-finished base, wall and drawer units, roll top work surfaces, stainless steel sink, fitted electric cooker, gas hob, extractor hood, appliances space for washing machine and fridge/freezer, and wall-mounted gas combination central heating boiler.

There is a good sized double bedroom and a white and chrome fitted bathroom with partial tiling, panelled bath with thermostatic shower above and glass screen door, low level WC and wash hand basin.

Outside, there is one allocated parking space and plenty of general visitor spaces.

Lease Commenced: July 2002

Term: 125 Years

Years Remaining: 106

Ground Rent Per Annum: £100

Service Maintenance Charge: £83.40 (buildings insurance, communal cleaning & maintenance, window cleaning)

Tenure Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk, <https://www.cannockchasedc.gov.uk/residents/planning>

Our Ref: JGA/020321

Local Authority/Tax Band: Cannock Chase District Council / Tax Band A







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes

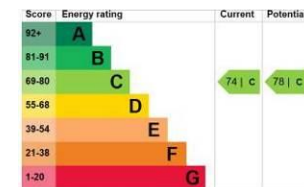
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