

flint & co

flintandco.com 01543 624400

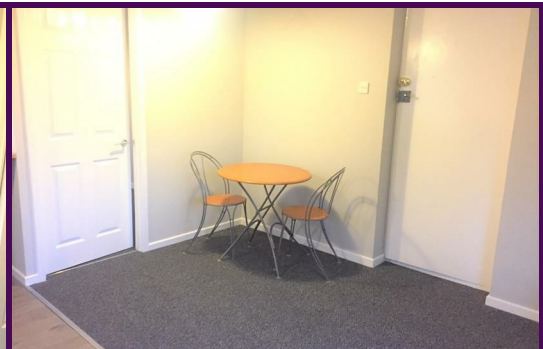
Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com



**119 Bond Way, Hednesford, Cannock, Staffordshire, WS12 4SW
£425 Per month**

1ST FLOOR 1 BEDROOM APARTMENT

One bedroom apartment in popular location of Hednesford, local to amenities, local transport, schooling. One bedroom, kitchen, lounge, bathroom and parking.



Lounge/Diner

14'2 x 1'5 max x 7'5 min (4.32m x 0.43m max x 2.26m min)

Double glazed window to fore, electric heating radiator and ceiling light point.

Kitchen

7'6 x 5'4 (2.29m x 1.63m)

Double glazed window to side, ceiling light point, with a range of matching wall and base units with roll edge work surface over incorporating stainless steel sink and drainer unit, integrated cooker, hob, space for fridge, and plumbing for washing machine

Bedroom

8'1 x 7'4 (2.46m x 2.24m)

Double glazed window to the rear, electric heating radiator, ceiling light point, built in wardrobes

Bathroom

Double glazed obscure window to rear, ceiling light point, separate shower cubicle with electric shower, low level flush wc, wash hand basin set in vanity unit, tiled splashbacks.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs



Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
71	75				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

