



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
Offers in the region of £84,995

IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

1ST FLOOR 1 BEDROOM APARTMENT! Refurbished one bedroom apartment in the popular location, local to amenities, local transport, Schooling, re-fitted modern kitchen, open plan 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

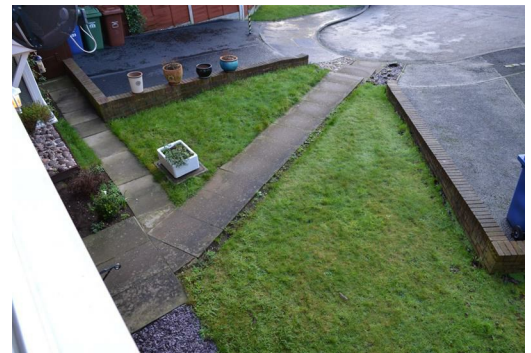
8'1 x 7'4 (2.46m x 2.24m)

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



Council tax band: A Tenure: Leasehold

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
	71	75	58
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

