



Penny Court

Rosy Cross, Tamworth, Staffordshire, B79 7QT

Offers Over £130,000

Property Features

- Superb Apartment
- Entrance Hall
- Open Lounge/Dining Area
- Fitted Kitchen
- Large Bedroom with Built-in Wardrobe
- Refitted Shower Room
- No Onward Chain
- Communal Parking
- Communal Gardens
- Communal Lounge, Laundry Room, Guest Suite (charges apply)

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this superb apartment situated in the highly desirable retirement development known as 'Penny Court'. The development offers communal lounge, guest suite (charges apply), separate laundry room, communal parking and communal gardens, with the property itself briefly comprising: entrance hall, open lounge/dining area, fitted kitchen, large bedroom with built-in wardrobe, refitted shower room. The property also benefits from UPVC double glazing and electric heating, and complementary 'Care' facilities. Internal viewing is considered essential. No chain.

This charming one bedroom apartment is positioned on the private second floor, with lift access, outlook over the immaculate communal gardens, with the building itself set behind enclosed wrought iron gate surround with brick built columns, which provides access to the communal residents parking area, mature evergreens and shrubbery surround the frontage, and a block paved pathway leads to the open apex porch which in turn provides access into the communal areas via its secure and sophisticated security intercom system.

ENTRANCE HALL

Accessed via the secure front entrance door with complementary spyhole, ceiling light point, wall socket, telephone connection point (subject to regulations), security intercom system with courtesy 'Careline' facility, door into the airing cupboard enclosing the hot water system, towel shelving unit and ceiling light point, with door to:

OPEN PLAN LOUNGE/DINING AREA

18' 2" x 11' 3" (5.54m x 3.43m)

This spacious room offers superb floor space for free standing lounge furniture, courtesy 'Care' pull cord, ceiling



light point, wall sockets, telephone connection point (subject to regulations), TV connection point, feature electric fire display with natural stone effect surround, matching backdrop and matching hearth, floor space opening to the dining area offering superb space for free standing dining room table, ceiling light point above, wall mounted storage heater, UPVC double glazed French doors opening out to the 'Juliet' balcony providing a superb outlook over the communal gardens, double doors into:

FITTED KITCHEN

5' 8" x 8' 11" (1.73m x 2.72m)

Offering a matching range of base units and drawers, integrated fridge, integrated freezer, built-in 'Bosch' oven with additional storage above and beneath, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, four ring 'AEG' hob with tiled splashback and 'AEG' extractor above, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, UPVC double glazed window overlooking the communal gardens, ceiling light point, fitted 'Care' pull cord, wall mounted 'Creda' electric heater, marble effect water resistant flooring.

BEDROOM

15' 3" x 8' 7" (4.65m x 2.62m)

The spacious bedroom has a ceiling light point with fan fitment attached, UUPVC double glazed window overlooking the communal rear gardens, wall mounted 'Creda' storage heater, wall sockets, telephone connection point (subject to regulations), fantastic floor space for free standing double bed, built-in wardrobes which include hanging rails, shelving units and folding ceiling to floor mirror fronted doors, 'Care' pull cord.

REFITTED SHOWER ROOM

5' 5" x 6' 8" (1.65m x 2.03m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold taps over and toiletry storage beneath, fitted vanity mirror above, overhead lighting, walk-in shower unit with shower fitment enclosed, ceiling to floor easy wipe clad surround, glass side screen and sliding glass doors, ceiling light point, wall mounted 'Creda' electric heater, extractor fan, heated towel rail, courtesy 'Care' pull cord, quality wood grain effect water resistant flooring.

COMMUNAL HALLWAY

The immaculately presented internal communal areas provide security and assistance throughout, and are lined



with wall mounted light points, wall mounted electric heaters, Care assistance intercoms, along with lift access to all floors. Upon entering the communal hallways, you are greeted with the development Managers Office, along with access to:

DEVELOPMENT COMMUNAL AREAS AND FACILITIES

The Penny Court development provides stunning communal areas which includes the residents lounge which provides seating and entertainment space, and French doors off to communal gardens which are immaculately presented providing a plethora of evergreens and shrubbery, along with a mosaic slabbed patio area offering superb outdoor seating space. A separate laundry room caters for resident's washing, and a separate guest suite (charges apply) offers residents family members to stay overnight at the development.

DEVELOPMENT RESTRICTIONS

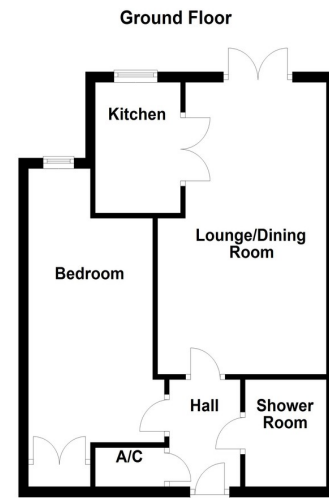
This wonderful retirement development is strictly for persons over the age of 60, however, if you are a couple and one occupant is over the age of 60 and one is over the age of 55, this will be permitted. A pet is allowed at the development subject to management clauses and criteria.

TENURE

We have been advised that this property is leasehold, however we have not inspected a copy of the lease, prospective buyers are advised to verify the position with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on 01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements