



Marina View

Fazeley, Tamworth, Staffordshire, B78 3BF

Offers In Excess Of £142,500

Property Features

- Immaculately Presented Ground Floor Apartment
- Through Entrance Hall
- Spacious Lounge
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- One Allocated Car Parking Space
- Attractive Communal Grounds
- Internal Viewing Highly Advised
- No Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and extremely well positioned ground floor apartment situated on this well sought after residential apartment development. The property offers both gas fired central heating and UPVC double glazing, with accommodation briefly comprising: through entrance hall, spacious lounge, fitted kitchen, two bedrooms, shower room, one allocated car parking space, attractive communal grounds. Early internal viewing is highly advised. No chain.

This charming two bedroom ground floor apartment enjoys a wonderful position which overlooks the development's brook and the stunning rear communal gardens, which in turn offer outdoor seating. The property offers one allocated car parking space and a number of visitor spaces also available. The development also offers easy access to Ventura Park with its shopping amenities, commuter links and popular schooling.

THROUGH ENTRANCE HALL

Accessed via the secure front entrance door and having a ceiling light point, radiator, wall socket, door into the storage cupboard enclosing shelving units, security intercom system, door to:

LOUNGE

14' 9" x 11' 5" (4.5m x 3.48m)

The spacious lounge offers superb floor space for free standing lounge furniture and has a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, TV connection point, feature free standing fire display with decorative surround and matching hearth.



FITTED KITCHEN

6' 5" x 9' 8" (1.96m x 2.95m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge/freezer, built-in 'Indesit' oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, housing for the 'Potterton' boiler, UPVC double glazed window to the rear, ceiling light point, radiator, water resistant tile effect flooring.



BEDROOM ONE

10' 8" x 10' 7" (3.25m x 3.23m)

The double master bedroom offers a superb outlook across the stunning communal gardens and the brook through its UPVC double glazed window, with the room itself having a ceiling light point, radiator, wall socket, ample floor space for free standing wardrobe.



BEDROOM TWO

6' 10" x 10' 6" (2.08m x 3.2m)

Again being a double bedroom and having a UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, door into the airing cupboard enclosing linen storage shelving and the hot water system.



SHOWER ROOM

3' 4" x 6' 0" (1.02m x 1.83m)

The matching suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, walk-in shower unit with enclosed shower fitment, ceiling to floor tiled surround, glass side screen and sliding glass door, obscure UPVC double glazed window to the rear, ceiling light point, extractor fan, radiator, water resistant tile effect flooring.

OUTSIDE

PARKING

The property has one allocated car parking space.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



TENURE

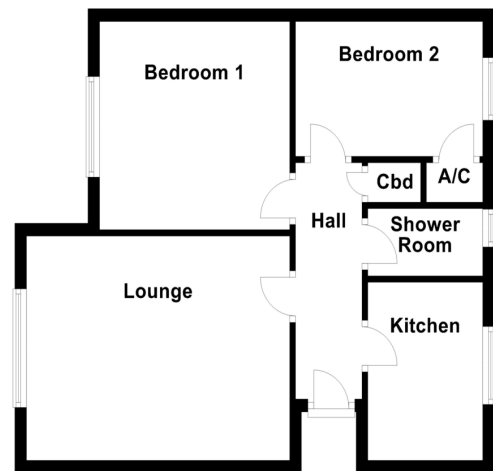
We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1606 and approximately 139 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 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