



Marina View

Fazeley, Tamworth, Staffordshire, B78 3BF

£155,000

Property Features

- Well Presented Modern Two Bedroom First Floor Apartment
- Communal Entrance Door
- Reception Hall
- Spacious Lounge/Dining Area
- Fitted Kitchen
- Good Sized Main Bedroom with En-suite
- Second Bedroom
- Bathroom
- Single Allocated Car Parking Space
- Visitor Parking Spaces

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this most well presented modern two bedroomed first floor apartment situated within Fazeley Village, with local shops and Fazeley Marina situated close by, along with excellent commuter links. Approached via the communal entrance door, with staircase leading to the first floor, gas centrally heated and UPVC double glazed accommodation which briefly comprises: reception hall/through hallway, spacious lounge/dining area, fitted kitchen, good sized main bedroom with en-suite, second bedroom, bathroom, single allocated car parking space along with visitor parking spaces. This property may appeal to investors as it is currently under a tenancy agreement.

This most well presented two bedroom first floor apartment is situated within Fazeley Village, with local shops situated close by. The property is approached via the car parking area, and the communal entrance door leading to the first floor apartment.

RECEPTION HALL

Having wall mounted telephone intercom system operating the communal entrance door, and being a through hallway with power point, two ceiling light points, radiator, full height storage cupboard, door off to:

LOUNGE/DINING AREA

9' 10" x 16' 2" (3m x 4.93m)

Having two radiators, power points, TV and satellite aerial connections, two ceiling light points, UPVC double glazed window with outlook to the rear aspect, open access through to:



FITTED KITCHEN

6' 7" x 9' 10" (2.01m x 3m)

Offering fitted units comprising of drawer and base units with work surfaces over and complementary ceramic tiled surrounds, wine storage unit, matching eye level wall cupboards, stainless steel single drainer sink unit with hot and cold mixer tap, built-in electric oven, four ring gas hob with extractor hood over, appliance space and plumbing for automatic washing machine, additional appliance space for fridge/freezer, 'Potterton' central heating boiler concealed behind matching wall unit, central heating programmer, double power points, ceiling light point, UPVC double glazed window to the side aspect.



BEDROOM ONE

10' 4" x 15' 1" (3.15m x 4.6m)

Being an excellent size bedroom with radiator, power points, two ceiling light points, UPVC double glazed window to the rear aspect, door off to:



EN-SUITE

6' 1" x 5' 4" (1.85m x 1.63m)

Having a white suite comprising pedestal wash basin with complementary ceramic tiled surround, close coupled WC, tiled and enclosed shower cubicle with shower fitment, radiator, ceiling light point, automatic extractor.



BEDROOM TWO

6' 9" x 9' 10" (2.06m x 3m)

Having radiator, power points, full height airing cupboard incorporating the hot water tank, UPVC double glazed window to the front aspect.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

Fitted with a white suite comprising panelled bath with hot and cold mixer tap and shower attachment, pedestal wash basin, complementary ceramic tiled surrounds, close coupled WC, shaver point, radiator, ceiling light point, automatic extractor.



OUTSIDE

CAR PARKING

To the front aspect there is a single allocated car parking space, along with visitor parking spaces.

ANTI MONEY LAUNDERING

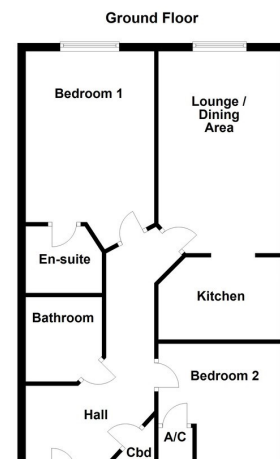
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge of £1864.40 and an annual ground rent of £250 and approximately 137 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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