



Ashby Road

Tamworth, Staffordshire, B79 8AZ

£140,000

# Property Features

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- Retirement Apartment
- Over 55's
- Open Aspect Lounge
- Main Bedroom
- Modern Bathroom
- Communal Outbuildings
- Attractive Forecourt
- Secure Gated Entrance
- Package Upgrades Available
- Leasehold

## Full Description

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Taylor Cole Estate Agents are pleased to present 'for sale' this delightful Retirement Apartment situated within this gated and highly sought-after development. The property provides secure and serene accommodation for Over 55's, with an enticing range of care packages offering prospective buyers complete control over their independence.

Situated in a remarkably quiet position, the property can be found nestled behind a secure gated entrance with a meandering tarmac drive leading up to the communal entrance. Being only a stone's throw away from Tamworth Town Centre and a range of shopping amenities, this attractive and modern development effortlessly blends convenience and comfort.

### ACCOMMODATION

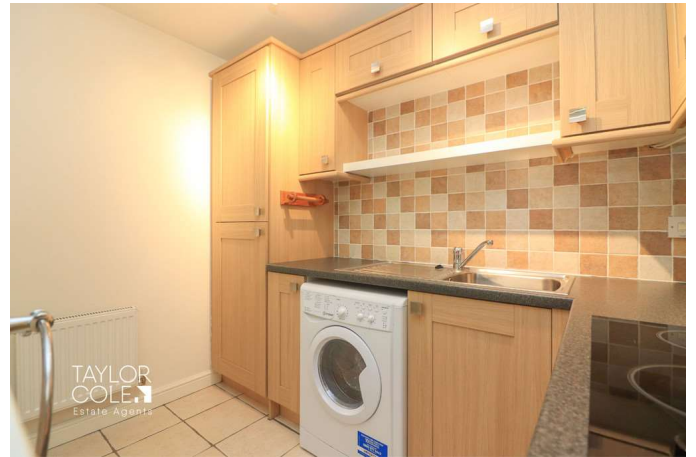
The apartment itself boasts a generous lounge with an open aspect kitchen at arms length for your daily conveniences, followed by a well proportioned bedroom offering space for a range of freestanding furniture in addition to a most-pleasant three piece bathroom suite with close coupled WC and large walk-in shower. The property benefits from Gas-fired central heating with the combination boiler being located in a spacious full height storage cupboard accessed via the Reception Hallway.

### RECEPTION HALLWAY

### OPEN PLAN LOUNGE/KITCHEN

### BEDROOM

### BATHROOM





## OUTSIDE

The surrounding grounds consist of well-manicured gardens and decorative landscaping to create an attractive and relaxing environment for the residents, with external areas throughout the development supplying excellent spaces for commune and entertainment. Parking can be found set within the gates, positioned on the borders of the property's forecourt.

## 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 £1440 and £150 respectively. 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.



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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

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		