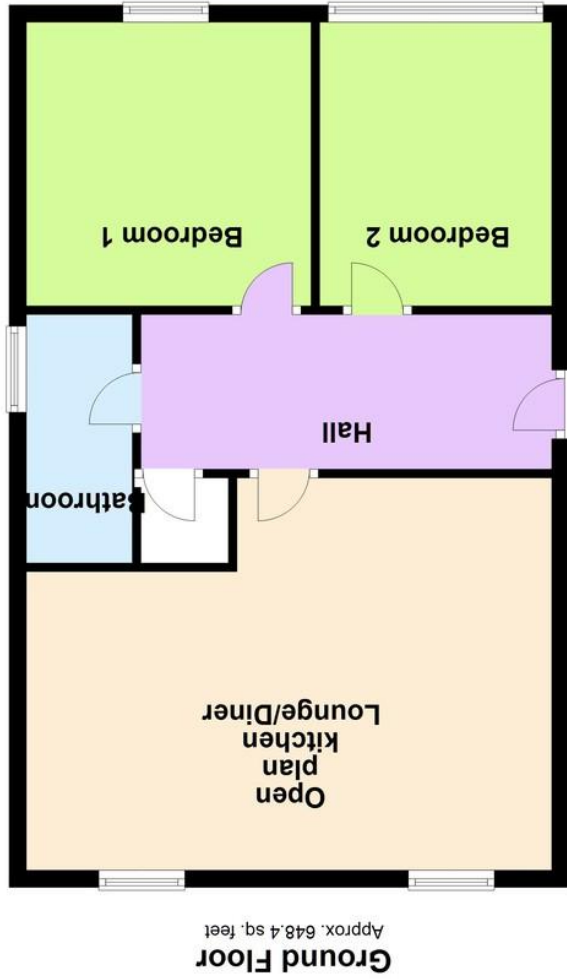
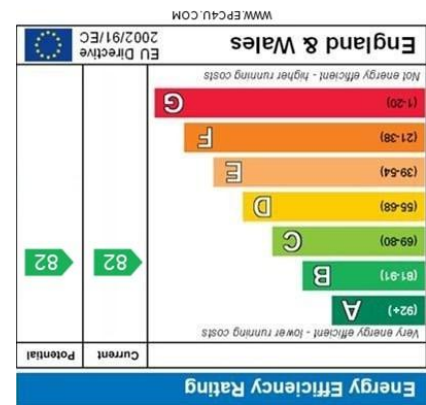


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 648.4 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- ALLOCATED PARKING
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN DINING LOUNGE
- HIGH REDROW SPECIFICATION



Apt Arnside, Wensleydale, Wilnecote,
 Tamworth, B77 4PT

£167,500



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Property Description

A first floor two bedroom apartment built by Redrow, immaculately presented throughout and spacious. Benefiting from double glazing and central heating.

Approach the property via the car park which has one allocated space to the property and a visitor space, door into communal hallway and stairs leading to the first floor landing area with window to front and door into the property.

SPACIOUS HALLWAY With wood effect flooring, storage cupboard housing the washing machine and tumble dryer.

OPEN PLAN KITCHEN LOUNGE DINER 20' 2" x 15' 3" (6.15m x 4.65m) With two double glazed windows to front, a range of modern wall and base units, breakfast bar, fridge/freezer integrated, oven integrated, extractor and hob, central heating radiator.

BEDROOM TWO 8' 5" x 10' 5" (2.57m x 3.18m) With double glazed window to front, central heating radiator.

BEDROOM ONE 10' 5" x 11' 9" (3.18m x 3.58m) Having double glazed window to front, central heating radiator.

LUXURY BATHROOM Having pedestal wash hand basin, double glazed window to side, panelled bath with mixer shower over, ceramic tiling to walls and stainless steel towel rail.

Council Tax Band B - Tamworth

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 271 Mbps. Highest available upload speed 41 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 118 years remaining. Service Charge is currently running at £910 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £150 per annum and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format