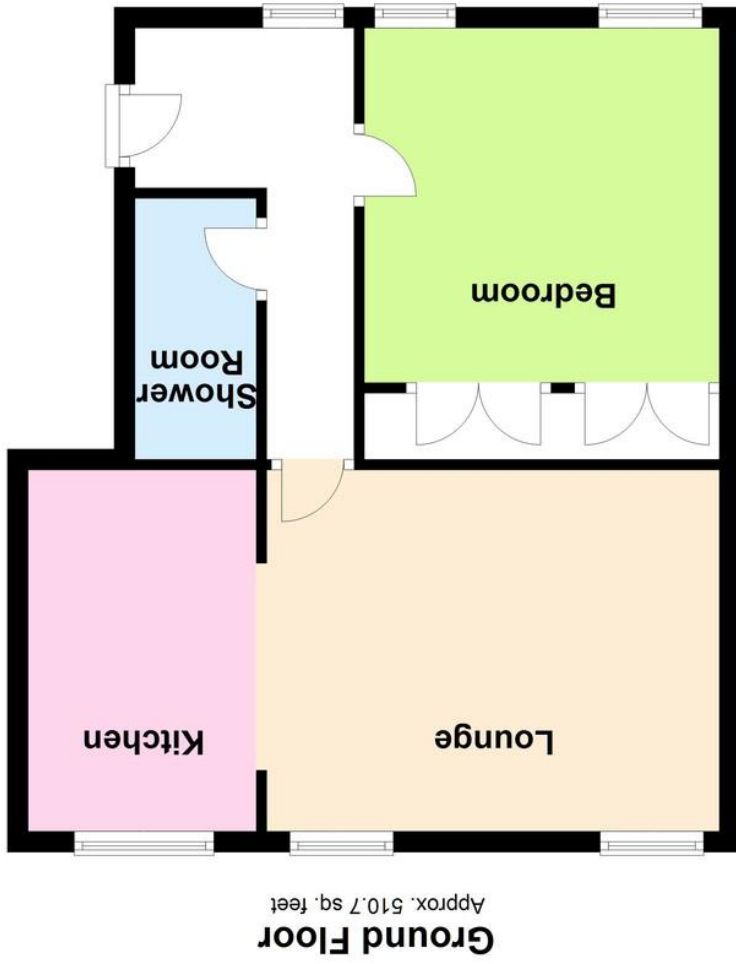
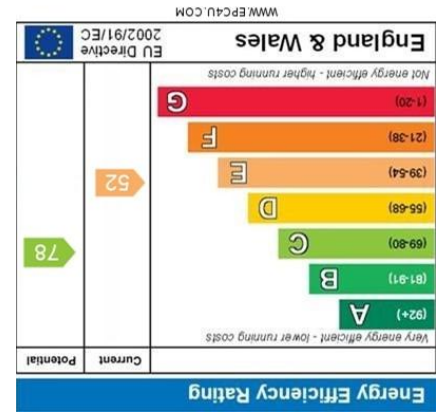


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 510.7 sq. feet



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 Conveyor.



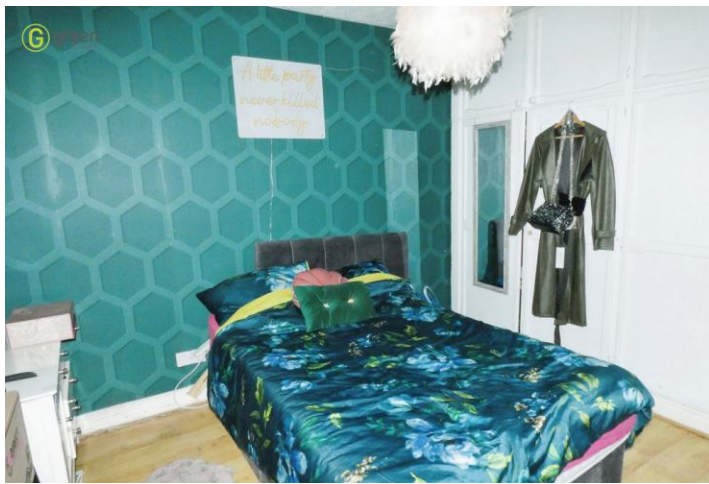
Tamworth | 01827 68444 (option 1)



- GROUND FLOOR
- ONE BEDROOM
- SPACIOUS LOUNGE
- KITCHEN
- NEWLY FITTED SHOWER ROOM
- ALLOCATED PARKING SPACE

Flat St Edithas Court, Kensington Drive,
 Tamworth, B79 8RD

£106,250



Property Description

COMMUNAL SECURITY ENTRANCE LEADING TO :-

RECEPTION HALL Having uPVC door to enter, security intercom handset, wood effect laminate flooring, useful built in storage cupboard, electric storage heater and doors off to:

LOUNGE 14' 5" x 10' 6" (4.39m x 3.2m) Having two double glazed windows to the fore, wood effect laminate flooring, television and telephone points and open access into:

KITCHEN 7' 3" x 7' 10" (2.21m x 2.39m) Having double glazed window to the fore, ceramic tiled flooring, a range of matching fitted wall and base cabinets with roll edged work preparation surfaces over incorporating an inset one and a half bowl sink and drainer unit with mixer tap over, tiled splashbacks, built in oven, hob and extractor, space for upright fridge freezer and space and plumbing for washing machine.

BEDROOM 9' 5" x 10' 10" (2.87m x 3.3m) Having double glazed window to the rear, wood effect laminate flooring, built in double wardrobes and television and telephone points.

SHOWER ROOM Having ceramic tiled flooring, white suite comprising of low level w.c, pedestal wash hand basin, double shower cubicle with shower unit over, heated towel rail and extractor fan.

OUTSIDE One allocated parking space and communal gardens.

This property is being sold under the Tamworth 106 agreement whereby the property needs to be sold for 15% below than the market value under the affordable housing scheme. Terms and conditions apply, please enquire within for more information.

Council Tax Band A Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 59 Mbps. Highest available upload speed 12 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 974 years remaining. Service Charge is currently running at £189 per month and is reviewed yearly. The Ground Rent is currently running at (to be confirmed) 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444