



15 INGATHORPE ROAD, HAWKESYARD, RUGELEY, WS15 1FE

Offers in Excess of £82,000



IDEAL FOR FIRST TIME BUYER OR INVESTMENT

A modern one bed roomed first floor flat on the popular Hawksyard Estate, ideal for a first time buyer or investment and is being offered with NO UPWARD CHAIN. Electric Heating and UPVC Double Glazing. Shared Entrance Hall leading to Lounge, Kitchen, Bedroom and Bathroom. Two Allocated Parking Spaces. EPC RATING - D

Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN
Tel: 01889 583377 Fax: 01889 586633

IMPORTANT – PLEASE READ: C residential for themselves and for the vendors or lessors of this property whose agent they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of C residential has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. If something is of particular importance to you that would ultimately affect your decision to view the property - please contact our offices and we can clarify any points before a viewing appointment is made.

Globe House, Upper Brook Street, Rugeley, Staffordshire. WS15 2DN
01889 583377 (phone) 01889 586633 (fax)
Email: sales@cresidential.co.uk Website: www.cresidential.co.uk
VAT No: 794 8967 40 Co Reg No: 4451994



SHARED ENTRANCE HALL shared with one other flat and approached via UPVC double glazed door, having a ceiling light point, UPVC double glazed window to rear and stairs to first floor landing.

LOUNGE 15' 2" x 11' 8" (4.62m x 3.56m) approached via the Entrance door having two ceiling light points, access to loft, wall mounted electric heater, a cupboard housing the hot water tank and UPVC double glazed window to the front.

KITCHEN 9' 8" x 7' 7" (2.95m x 2.31m) fitted with a range of white gloss wall and base units with roll top work surfaces with upstands over, inset stainless steel sink with drainer and mixer tap. Integrated electric oven with electric hob and extractor hood, space and plumbing for a washing machine and an additional appliance space. Having a ceiling light point, extractor fan and UPVC double glazed window to rear.

BEDROOM 9' 11" x 8' 0" (3.02m x 2.44m) fitted with a range of built in mirrored wardrobes offering hanging and storage space, ceiling light point, wall mounted electric heater and UPVC double glazed window to front.

BATHROOM comprising of a panelled bath with mains shower over, close coupled W.C. and pedestal hand wash basin. Having a ceiling light point, extractor fan, electric wall mounted towel rail, part tiling to walls, vinyl flooring and UPVC double glazed window to rear.

OUTSIDE The property is approached via a paved pathway leading to the shared entrance door and has two allocated parking spaces.



AGENTS NOTE We have been advised by the current vendor the following

(I) There are approximately 150 years remaining on the lease
(II) There is a monthly charge of £44.43 payable to the management company (Premier Estates), this includes the building insurance.

We advise any potential purchasers to make their own enquiries regarding this.

COUNCIL TAX

We understand the council tax to be band B

TENURE

We are advised by the Vendor that the property is LEASEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to www.landregisteronline.gov.uk

DIRECTIONAL NOTE

From our office proceed through the traffic lights and bear left under the railway arch along the Armitage Road. At the traffic island proceed over towards Armitage taking the first exit of the next island into the Hawksyard Estate. Continue along Priory Avenue, take the third exit on the left onto Ingathorpe Road where the property can be found on the left hand side denoted by our For Sale board.

