



## WOLSELEY HOUSE, 40 HINDLEY VIEW, RUGELEY, WS15 1FF

£88,000



### GROUND FLOOR APARTMENT

Offered with NO UPWARD CHAIN is this well presented ground floor modern apartment benefiting from Gas Central Heating and Double Glazing. The open plan accommodation comprises of Fitted Kitchen with built-in appliances, Lounge, Bedroom and Shower Room. Communal gardens. VIEWING HIGHLY RECOMMENDED. EPC RATING - C

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

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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





Well-appointed modern apartment ideally situated for the town centre and local train station. Approached via a front facing security door leading into the Open Plan Living Accommodation.

**KITCHEN AREA** 11' 1" x 6' 11" (3.38m x 2.11m) the kitchen has a range of matching base and wall units with inset circular sink unit with co-ordinated tiling to splashback areas. Integrated appliances of washing machine, fridge, electric hob with extractor fan and electric oven. Ceiling light point, concealed wall mounted gas central heating boiler, courtesy kick boards lighting, and laminate tile effect flooring. Access through

**LOUNGE AREA** 11' 3" x 8' 9" (3.43m x 2.67m) again with ceiling light point, t.v. point and UPVC double-glazed windows to both front and side elevations.

**BEDROOM** 11' 6" x 9' 2" (3.51m x 2.79m) having fitted wardrobes providing hanging and storage space. Ceiling light point, radiator and UPVC double-glazed window to side aspect.

**SHOWER ROOM** comprising of a close-coupled wc, pedestal hand wash basin with co-ordinated tiling to splashback areas and walk-in tiled shower cubicle with mains shower over and glass shower screen. Ceiling light point, extractor fan, radiator and useful built-in storage cupboard.

**AGENTS NOTES** We have been advised by the Vendor that the property is LEASEHOLD  
£145 per annum ground rent  
£700 per annum for service charge \*

\* This service charge is subject to change



**OUTSIDE** There are communal gardens and allocated parking.

### COUNCIL TAX

We understand the council tax to be band A

### 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](http://www.landregisteronline.gov.uk)

### DIRECTIONAL NOTE

From our offices proceed along Horsefair and bear right under the railway bridges. Turn immediate right into Wharf Road where the Hindley View development can be found on the left-hand side. The property is located towards the top of the development, identified by our For Sale board.

