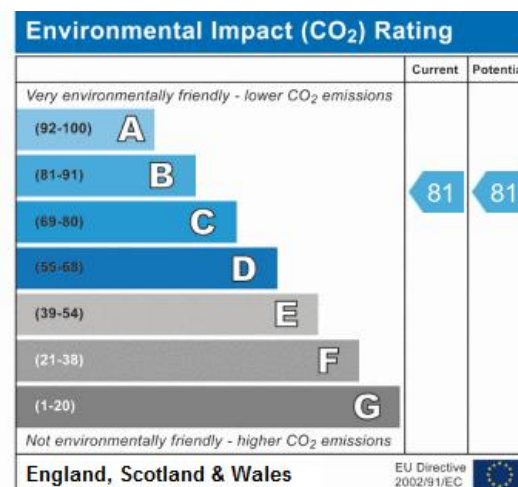


Address:
60 Langley Way



England, Scotland & Wales

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 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
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residential

60 LANGLEY WAY, HAWKSYARD, RUGELEY, STAFFORDSHIRE, WS15 1SU

£110,000



SECOND FLOOR APARTMENT

Located in a popular modern development. UPVC double-glazed and Gas centrally heated. Communal Entrance Hall, Entrance Hall, Open plan Lounge/Kitchen, Two Bedrooms and Bathroom. One allocated parking space and visitor parking. EPC rating C

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

COMMUNAL ENTRANCE approached via security door. Stairs leading to first and second floor accommodation.

ENTRANCE HALL approached via the Entrance door having two ceiling light points, radiator, useful storage cupboard and UPVC double glazed window to the side.

OPEN PLAN LOUNGE/KITCHEN 25' 10" x 14' 4" (7.87m x 4.37m) The lounge area has two ceiling light points, one radiator and UPVC double glazed French Doors onto a Juliet balcony. The kitchen has a range of matching base and wall units with an inset stainless steel sink unit and drainer with mixer tap and co-ordinated tiling to splashback areas. Integrated appliances of a four-ring gas hob with extractor hood over and electric oven. Ceiling light point, cupboard housing the gas central heating boiler, plumbing and space for washing machine, further appliance space and UPVC double-glazed window to rear.

BEDROOM ONE 12' 5" x 8' 5" (3.78m x 2.57m) having a ceiling light point, radiator and UPVC double-glazed window to rear elevation.

BEDROOM TWO 12' 6" x 6' 9" (3.81m x 2.06m) with ceiling light point, radiator and UPVC double-glazed window to front elevation.

BATHROOM comprising of a close-coupled WC, pedestal hand wash basin and panelled bath with mains shower unit over and co-ordinated wall tiling. Ceiling light point, extractor fan and radiator.

OUTSIDE The property is located on the second floor and is accessed via a security entrance system, having one allocated and space and visitor parking.

AGENTS NOTES We have been advised that the property is Leasehold and has a



996 year lease. There is a year ground rent of £150 payable each February. There is also a service charge of £617.72p which is payable annually. The property is being sold at 80% of the market value under the 'Discounted Market Sale Scheme'.

There are requirements that you must meet to qualify to purchase under this scheme as follows. You need to be living in or have connections with either Cannock Chase or Lichfield District. You cannot already own a property and you must have an income, assets, savings or investments less than £60,000. For more information please contact our offices.

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 offices continue along Horsefair and bear left under the railway bridges into the Armitage Road. Follow the road along straight over one traffic island. At the next island take the first turning left onto Priory Avenue. Langley Way can eventually be found towards the bottom of the development where our for sale board denotes the apartment block.

