



Apt. 44 Canon Lane, Hawksyard, Rugeley
Rugeley WS15 1PQ

Downes & Daughters
ESTATE AGENCY

Apt. 44 Canon Lane, Hawksyard, Rugeley
Rugeley WS15 1PQ
£129,950

A simply stunning, contemporary penthouse apartment with balcony and the preferred layout with separate kitchen and living room. Beautifully presented by the current owners in a modern minimalist style and offering wonderfully bright and flexible accommodation on the top floor of this popular apartment block. Briefly comprising entrance hall with intercom entrance, storage cupboard and loft access, double aspect living/dining room with balcony and open outlook, separate fitted kitchen, two double bedrooms and a modern bathroom. Externally there are communal landscaped gardens, an allocated parking space, visitor's parking and a private balcony.

Viewing is essential to appreciate the exceptional nature of this attractive apartment.

INTERNAL ACCOMMODATION

Spacious hallway with storage cupboard - Open plan living/dining room with a bright double aspect and access to balcony - Modern kitchen with integrated oven and electric hob - Bedroom One - Modern Bathroom - Bedroom Two

OUTSIDE

Balcony - Communal gardens and lawns - Allocated parking space - Visitor parking

FURTHER INFORMATION

Upvc double glazing throughout - Wall mounted electric heaters - Telecom entry system

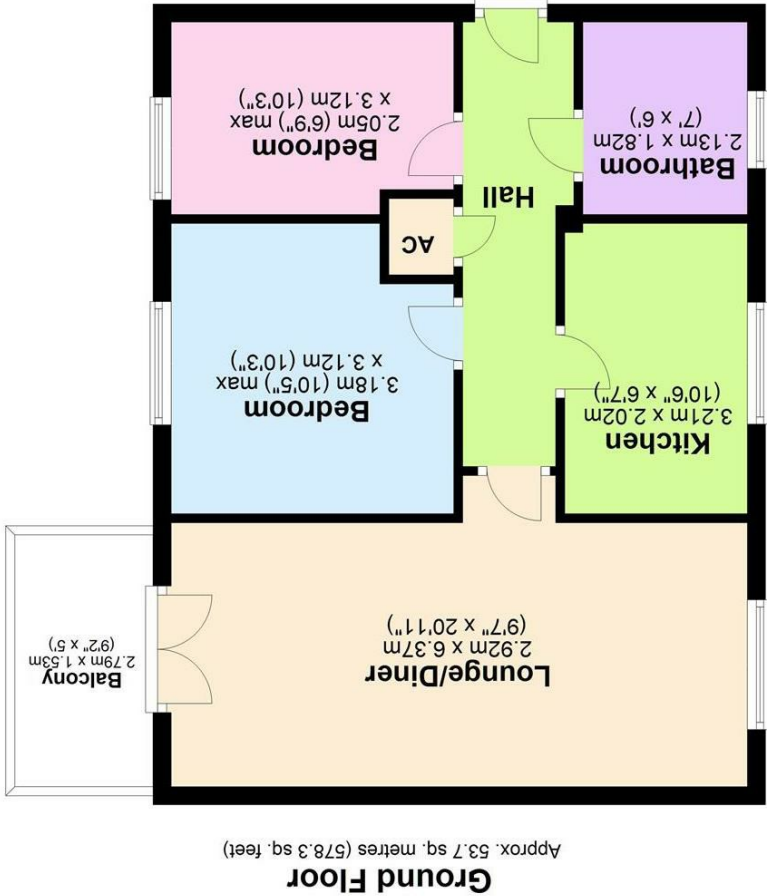




Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
73	73	73
EU Directive 2002/91/EC Very environmentally friendly - lower CO ₂ emissions (29 kWh) A (41-47) B (59-60) C (55-58) D (38-43) E (21-30) F (1-20) G		
EU Directive 2002/91/EC Very energy efficient - higher running costs (1-20) G (21-30) F (38-43) E (55-58) D (59-60) C (41-47) B (29 kWh) A		
71	70	71
EU Directive 2002/91/EC England & Wales		



Not All Agents Are Equal...



Total area: approx. 53.7 sq. metres (578.3 sq. feet)

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