



3 Nightingale Court, Burntwood
Burntwood WS7 9QR

PRIVATE PROPERTY
No Skateboards, Cycling or
Ball Games allowed
Thank you

Downes & Daughters
ESTATE AGENCY

3 Nightingale Court, Burntwood Burntwood WS7 9QR £240,000

A superb example of a penthouse apartment extending to over 1,200 square feet of accommodation on the top floor of this landmark building providing the centrepiece to the highly coveted St Matthews Estate. This exceptional hospital conversion has had almost every inch of its opulent façade, complete with clock tower, preserved and the internal layout has been cleverly configured to provide a range of apartments with the, much sought after, penthouses being very impressive indeed. The flexible layout of Apartment 3 has a hallway entrance with video entry phone and storage leading in to the opulent open plan living space flowing seamlessly into the fully fitted kitchen complete with solid granite work surfaces and an integrated coffee machine. The impressive principal bedroom suite has fitted storage and an en-suite shower room with double size shower cubicle. There are two further bedrooms both with fitted storage, although bedroom three is currently utilised as a study. There is also a spacious dining room that can be utilised as a further bedroom, as well as a family bathroom with corner bath and double shower cubicle. Another real treat is the three separate loft spaces providing masses of storage. Externally there is the added benefit of the two closest allocated parking spaces to the building and the use of the neatly manicured communal gardens and grounds.

Viewing is essential to appreciate the unique nature of this property and its inherent architectural heritage.

COMMUNAL AREAS

Front Entrance Door With Video Entry • Stairs To First & Second Floor Landing • Entrance To Apartment

INTERNAL ACCOMMODATION

Entrance Hallway (storage cupboards & access to private loft space) • Spacious Open Plan Living & Dining Room Opening In to... • Fitted Kitchen/Breakfast Room • Spacious Separate Dining Room • Bedroom One (built in wardrobes) • En Suite Shower Room • Bedroom Two (built in wardrobes) • Bedroom Three (built in wardrobes) • Family Bathroom With Bath & Shower

OUTSIDE

Two Allocated Parking Spaces • Landscaped Communal Grounds

FUTHER INFORMATION

Leasehold With 108 Years Remaining • Service Charge Of £1,470 PA • Ground Rent Of £207 PA
• Rent In Excess Of £1,000 PCM Achievable





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Not All Agents Are Equal...



Environmental Impact (CO ₂) Rating	
Current	80
Minimum	78
EU Directive 2002/91/EC	
England & Wales	
Not environmentally friendly - higher CO ₂ emissions	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(38-54)
F	(21-38)
G	(1-20)
Very environmentally friendly - lower CO ₂ emissions	
Current	80
Minimum	78
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(38-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	
Current	81
Minimum	80
EU Directive 2002/91/EC	
England & Wales	