

Mark Webster & Co

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Ankerside Shopping Centre, Tamworth

£129,950



*****SUPERB TWO BEDROOM DUPLEX STYLE APARTMENT LOCATED IN THE TAMWORTH TOWN CENTRE*****

Mark Webster & Company are delighted to be able to offer for sale this exceptionally well situated apartment offered with no upward chain briefly comprising: Communal entrance hall with stairs and LIFT facility, reception hall with useful store room, two bedrooms, bathroom and stairs leading down to the lounge/kitchen area with balcony having superb views overlooking the river. The apartment also has a permit parking pass to park within the Ankerside Shopping Centre car park.

Reception Hall

Electric storage heater, door to a useful storage cupboard, laminated wooden effect flooring, recessed LED ceiling down lighters, door to a further good sized storage room, stairs leading down to the lounge/kitchen and doors leading off to...

Bedroom One 11'0" x 9'2" minimum

Recessed LED ceiling down lighters, window with superb views over the river, electric storage heater and fitted wardrobe.

Bedroom Two 10'7" x 7'5"

Laminated wooden effect flooring, window with superb views over the river, electric storage cupboard with fitted over stairs storage cupboard.



Bathroom 7'9" x 10'3" maximum

Dome style ceiling light, door to the airing cupboard, electric storage heater, low level WC, wash basin, useful shaver point, corner panelled bath, tiled shower cubicle and recessed ceiling down lighters.

Lounge/Kitchen 18'9" x 17'4" maximum 12'9" minimum

Two electric storage heaters, glazed door to the outside balcony space, window with superb river views, tiled effect flooring to the kitchen area, fitted base and eye level units, roll edge work surfaces, inset stainless steel electric oven, inset four ring ceramic hob, stainless steel sink unit and appliance spaces.

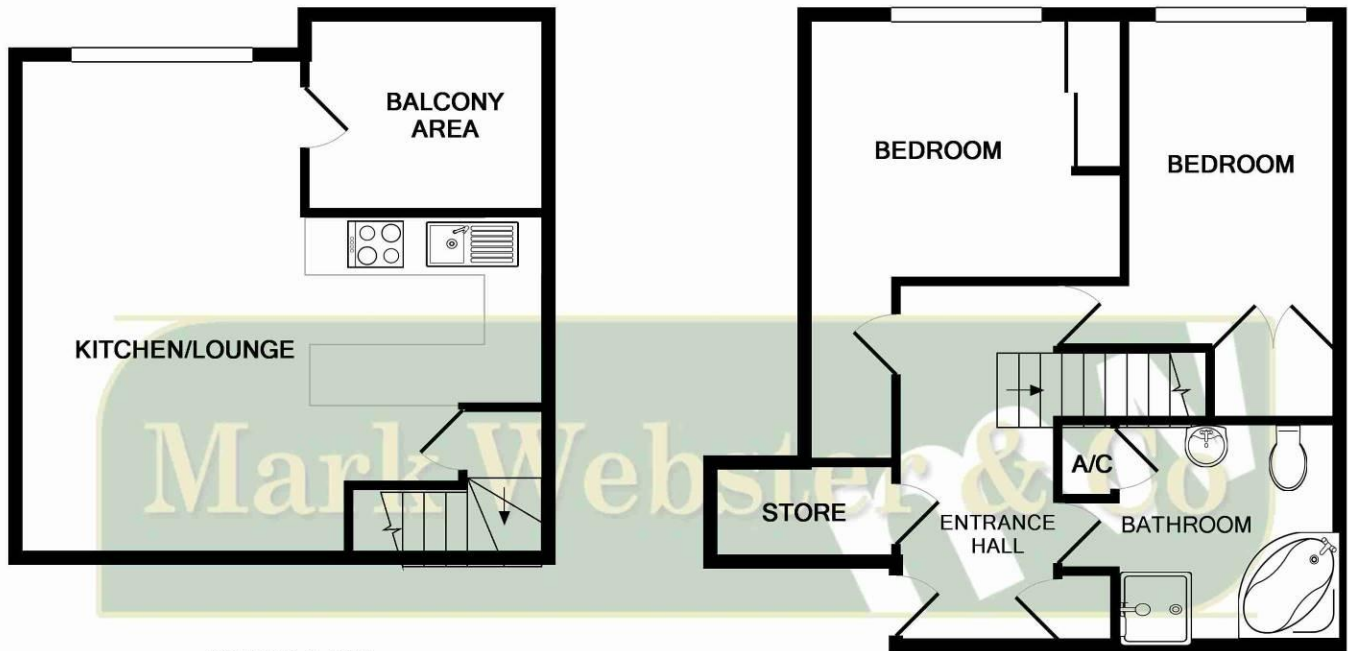


FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas. The apartment has electric central heating.

TENURE: We have been informed by the owner that the property is LEASEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

EPC ENERGY RATING: F.



GROUND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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