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# Forge Road, Rugeley

£115,000



## Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES AND TRANSPORT LINKS
- IDEAL FOR AN INVESTOR
- PURCHASE PRICE OF £115,000 WILL CONFIRM A LEASE EXTENSION TO 157 YEARS

## Contact Us

### Chase Owl Estates

10 Anson Street

Rugeley

Staffordshire

WS15 2BB

T: 01889 358172

## Full Description

### Communal Hallway

Having a secure locking system with visitors intercom. Stairs to Maisonette.

### Entrance Hallway

Approached from front entrance door and having ceiling light point, electric wall heater and stairs to First Floor Landing.

### Lounge 4.04m x 3.38m (13'3" x 11'1")

Having ceiling light point, wall mounted electric heater, walk in cupboard, coving and window to front aspect.

### Fitted Kitchen 2.97m x 2.39m (9'9" x 7'10")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and splash. Built in electric oven with hob and extractor over, washing machine and further appliance space. Ceiling light point, extractor fan and window to front aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing hot water cylinder.

### Bedroom One 4.11m x 2.79m (13'6" x 9'2")

Having ceiling light point, wall mounted electric heater, walk in cupboard which has the fire exit door and window to front aspect.

### Bedroom Two 2.95m x 2.36m (9'8" x 7'9")

Having ceiling light point, wall mounted electric heater and window to front aspect.

### Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls and wall heater.

### Outside

The property having allocated parking, communal gardens and bin store.

### Agents Note

The property is Leasehold with currently approx 67 years remaining on the lease.( started June 1994) and the vendor will sell with this lease for £110,000.

If the potential purchaser would like the lease extended to 157 years the vendor will agree a sale at £115,000

Service Charge £96.00 per month, includes building insurance.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;


Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

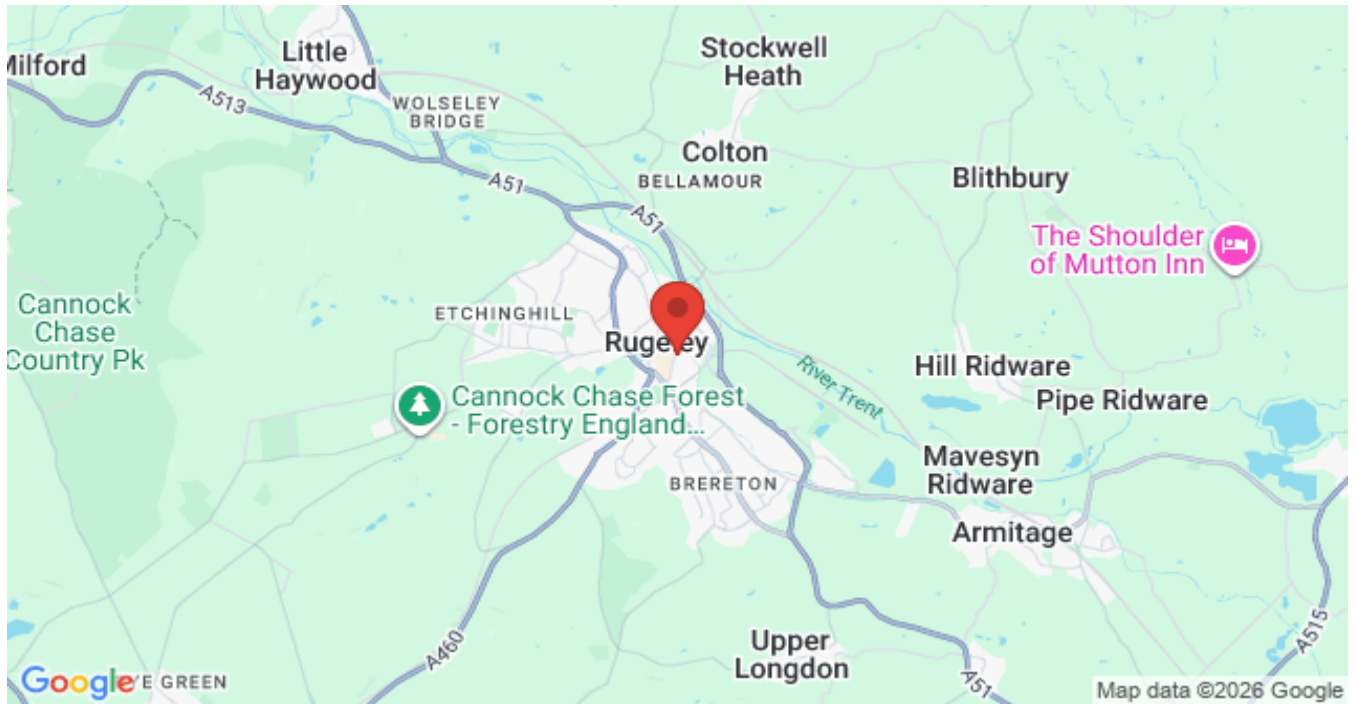


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