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# Glovers Hill Court, Brereton, Rugeley

**£135,000**

## Features

- SOUGHT AFTER DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, tiled flooring and useful storage cupboard with radiator and shelving.

### Lounge to Open plan Kitchen 5.23m x 3.48m (17'2 x 11'5)

Having two ceiling light points, three radiators, useful storage cupboard and two upvc double glazed windows to rear and side aspect. Open plan to Kitchen.

### Open plan Kitchen

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, mixer tap and tiled splash. Built in electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Inset ceiling lights, wall mounted combination boiler and vinyl flooring.

### Bedroom One 3.33m x 3.28m (10'11" x 10'9")

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Two 3.10m x 2.92m (10'2" x 9'7")

Having ceiling light point, radiator and upvc double glazed window to side aspect.

### Bathroom

Comprising paneled bath with shower over and screen, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, extractor fan, tiled flooring and part tiling to walls.

### Outside

The property having one allocated parking space and extra visitor parking spaces. Communal Gardens and bin store.

### Agents Note

The property is leasehold and we have been advised by the seller that there are 107 years remaining on the lease.

There is a Ground rent payment of £150 annually

There is a service charge of £1,200 annually which covers the maintenance of communal areas

### 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

## Property Location

