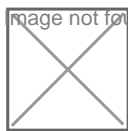


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# Main Road, Brereton, Rugeley

£126,000



## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Communal Hallway

Having communal stairs to First Floor Landing.

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and tiled flooring.

### Open plan Kitchen to Lounge 4.85m x 4.24m (15'11" x 13'11")

Lounge Area; Having ceiling light point, laminate flooring, two radiators and window to rear aspect.

Kitchen Area; Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with hob and extractor hood over, space with plumbing for washing machine and wall mounted combination boiler. Ceiling light point, laminate flooring and window to rear aspect.

### Bedroom One 3.73m x 2.74m (12'3" x 9'0")

Having ceiling light point, radiator and two windows to front aspect.

### Bedroom Two 3.05m x 2.03m (10'0" x 6'8")

Having ceiling light point, radiator and window to front aspect.

### Bathroom

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

### Outside

The apartment has one allocated parking space to the rear of the property with extra visitor spaces available.

### Agents Note

The property is LEASEHOLD with a 999 year lease, starting September 2006.

Ground Rent; approx £100.00 per annum (January)

Service Charge ; approx £582.92 per half year (January/July)

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

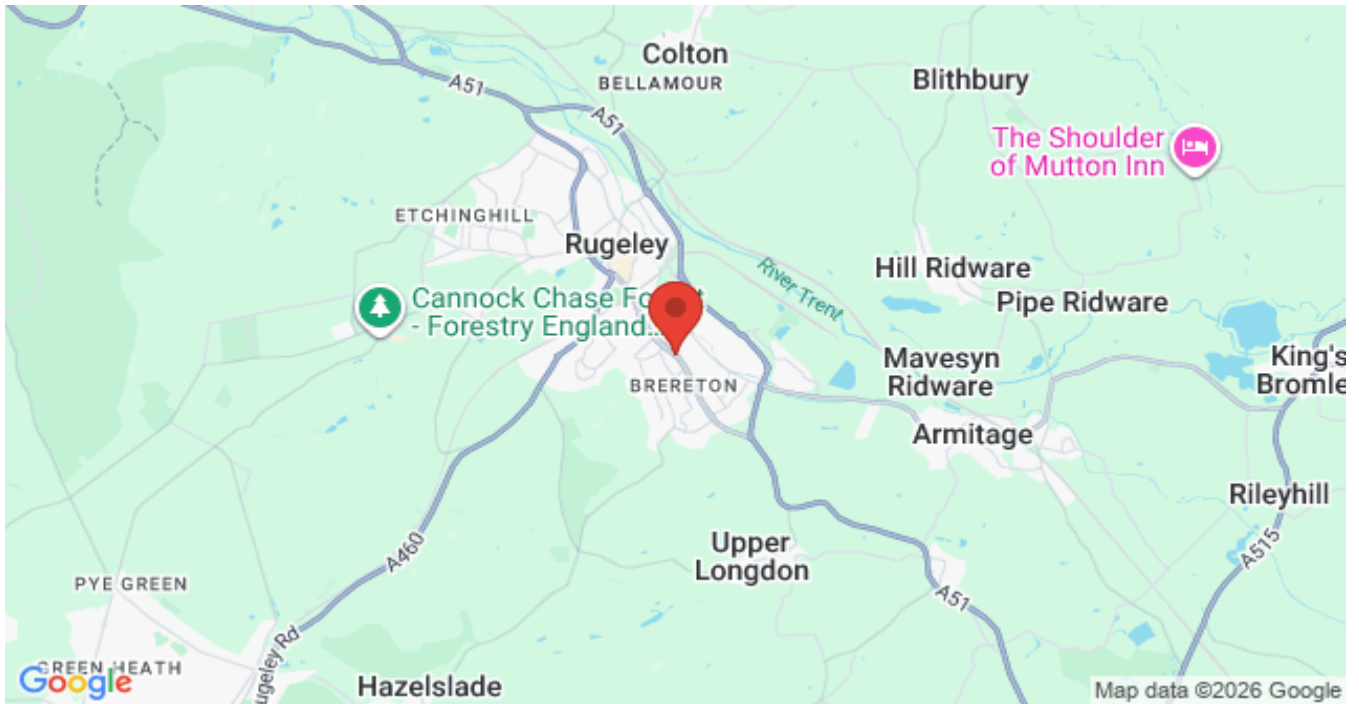


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