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# The Laurels, Brereton, Rugeley

**£165,000**

## Features

- SHELTERED ACCOMMODATION FOR OVER 60'S ONLY
- WELL PRESENTED THROUGHOUT
- NO UPWARD CHAIN

## 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, loft access and useful storage cupboard.

### Lounge 4.27m x 3.78m (14'0" x 12'5")

Having hardwood feature fire surround with inset electric fire on hearth. Two ceiling light points, radiator, coving and upvc double glazed sliding door to rear aspect.

### Fitted Kitchen 3.12m x 2.26m (10'3" x 7'5")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Free standing gas cooker, fridge, freezer and wall mounted boiler. Useful larder cupboard, ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom One 4.01m x 2.84m (13'2" x 9'4")

Having ceiling light point, radiator, built in wardrobe and upvc double glazed bay window to front aspect.

### Bedroom Two 2.21m x 2.16m (7'3" x 7'1")

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

### Wet Room

Comprising walk in shower area, hand wash basin and w.c. Ceiling light point, extractor fan, tiling to walls, radiator and airing cupboard with shelving and heated towel rail.

### Agents Notes

QUALIFYING AGE: Male over 60 and Female over 60

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided on site. The property is a LEASEHOLD. We are advised there is a service charge of approximately £300.00 per month which includes maintenance of the communal areas, services, general maintenance and buildings insurance. Potential purchasers are asked to clarify all of these matters before proceeding with the purchase as at the time of preparing these particulars that figures were correct but may vary. The lease was granted 9th September 2007 having a term of 125 years.

### Agents Note

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

