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The Laurels, Brereton, Rugeley

£155,000

Features

- SHELTERED ACCOMMODATION FOR OVER 60'S ONLY
- NO UPWARD CHAIN
- TWO BEDROOMS
- PLENTIFUL PARKING WITH GARDENS
- RESIDENTS LOUNGE

Contact Us

Chase Owl Estates

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

Full Description

Entrance Hallway

Approached from front entrance door and having ceiling light point with further door to Lounge.

Lounge 4.37m x 3.91m (14'4" x 12'10")

Having two ceiling light points, radiator, coving and upvc double glazed window to front aspect.

Fitted Kitchen

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 electric cooker, fridge/freezer, washing machine and wall mounted boiler. Useful larder cupboard, ceiling light point, radiator and upvc double glazed window to front aspect.

Inner Hallway

Having ceiling light point, loft access and useful storage cupboard.

Bedroom One 3.18m x 2.97m (10'5" x 9'9")

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

Bedroom Two 3.25m x 1.80m (10'8" x 5'11")

Having ceiling light point, radiator and upvc double glazed sliding door to rear aspect.

Shower Room

Comprising walk in shower, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, airing cupboard and being part tiled to walls.

Outside

The front of the property approached via pedestrian pathway and having lawned foregarden with gravel borders. The rear of the property having paved patio leading onto communal hedged lawns. The properties also have access to communal parking

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 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

