



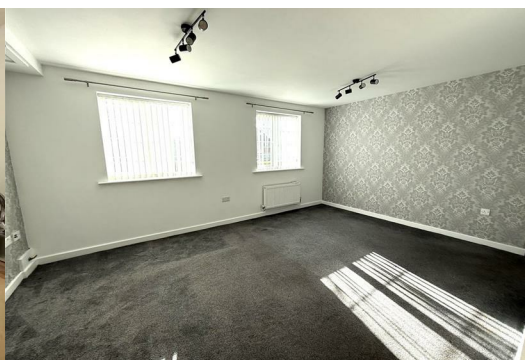
## 2 Glovers Hill Court

Brereton, Rugeley, WS15 1BF

**£135,000**



Chase Owl are pleased to market this two DOUBLE bedroom ground floor apartment. Being ideal for First Time Buyers/Investors, close to local amenities and transport links. Having Entrance Hallway, Open Plan Lounge to Breakfast Kitchen, Two Double Bedrooms and Bathroom. Allocated Parking and Communal Gardens.



### Communal Hallway

Approached from communal front entrance door and apartment on the ground floor.

### Reception Hallway

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

### Lounge Open plan to; 16'6" x 13'11" (5.03m x 4.24m)

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

### Fitted Kitchen 11'5" x 5'3" (3.48m x 1.60m)

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 tiled flooring.

### Bedroom One 13'6" x 9'11" (4.11m x 3.02m)

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

### Bedroom Two 10'5" x 9'6" (3.18m x 2.90m)

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

### Agents Notes

The property is leasehold and we have been advised by the seller that there are 105 years remaining on the lease. There is a Ground rent payment of £150 annually. There is a service charge of approx £1,500 annually which covers the maintenance of communal areas

### Outside

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

### 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.

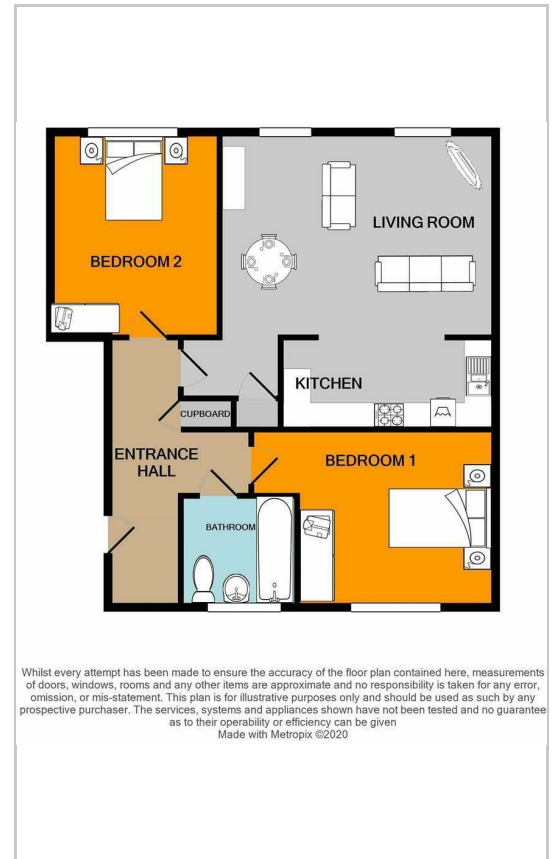
### Money Laundering;

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

### Area Map



### Floor Plans



### Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

