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**flint & co**

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**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

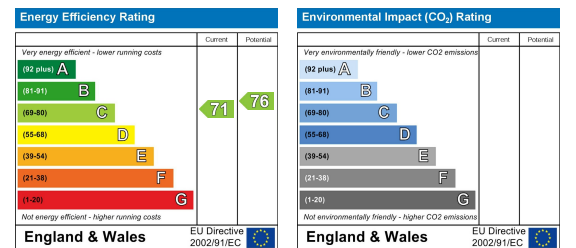
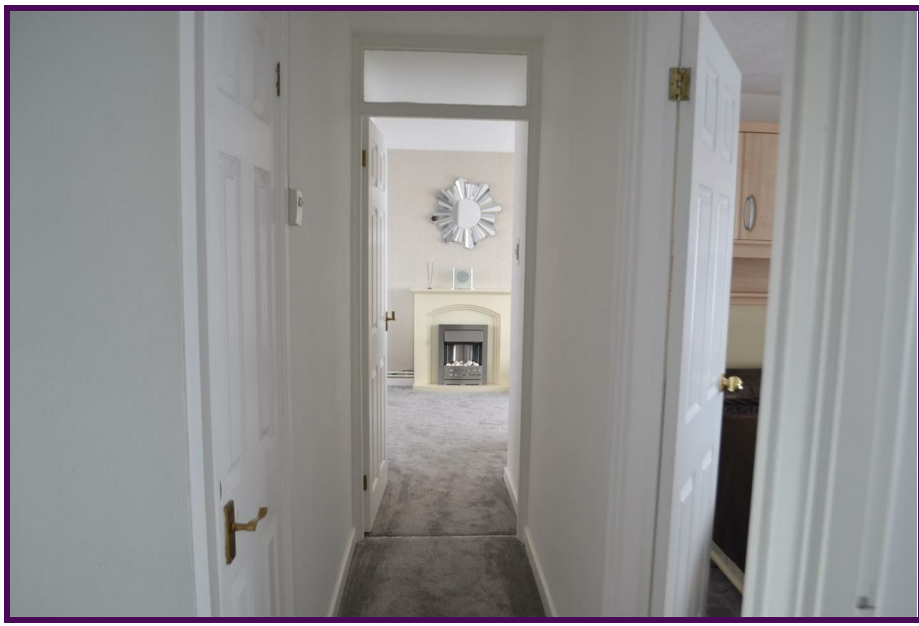
Signed.....

Dated.....



**Flat 4 Park House Crossley Stone, Rugeley, Staffordshire, WS15 2DQ**

**£89,950 Leasehold**



A very well presented and spacious 2 bedroom 2nd floor apartment ideally located in Rugeley Town Centre close to public transport routes including Rugeley train station. The property is close to shops, schools, park and amenities. In brief the accommodation comprises of Entrance hallway, spacious lounge and diner, kitchen, two good sized bedrooms, bathroom and off road parking.

\*\*\*\*\* IDEAL FIRST TIME BUY\*\*\*VIEWING RECOMMENDED\*\*\*NO UPWARD CHAIN\*\*LEASEHOLD\*\*\*

**Points of Interest**

- A spacious two bedroom 2nd floor apartment
- Lounge/diner
- Bathroom
- Off road parking
- VIEWING RECOMMENDED
- Gas central heating and double glazing
- Kitchen
- Two good sized bedrooms
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

**Agents note:** Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Council tax band: A Tenure: Leasehold

