

Asking Price £120,000

Jayman  
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Estate Agents



**Dorney Place**

Cannock, Staffordshire, WS11 0GD

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\*\*\* FIRST TIME BUYERS & INVESTORS \*\*\*

Jayman bring to the market this two bedroom apartment in the popular development of Dorney Place.

The property benefits from two well sized bedrooms, an open plan kitchen / living area and modern bathroom. Also included with the sale of this second floor apartment is designated on site parking.

The property is gas centrally heated and double glazed throughout.

The location of Dorney Place provides great commuter links such as the A5 and is positioned close to a variety of amenities.

Viewing is highly recommend to appreciate what this property has to offer.

Ground Rent + Service Charge is a combined payment of approx £1,500 per annum.

The lease is 99 years from 2014 (date of construction). Approx. 89 years unexpired.

## Entrance Hall

Radiator, intercom, access to bedroom one, bedroom two, living room and bathroom.

## Living Room

Radiator, double doors and window to the rear, power points, aerial port.

## Kitchen

Range of wall and base units, integrated appliances, cooker hood, sink with draining board, power points, space for washer / drier, window to the front.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

## Bedroom One

Radiator, window, power points.

## Bedroom Two

Radiator, window, power points.

## Bathroom

Part tiled, bath, over bath shower, wash basin, under sink storage, shaving socket, radiator.

## External

Externally is communal areas and a designated parking space.

## Do You Need To Sell Or Have A Slow Moving Property

At Jayman, our award winning service (winners of the British Property Awards 2017 & 2018) can help assist in the sale of your property.

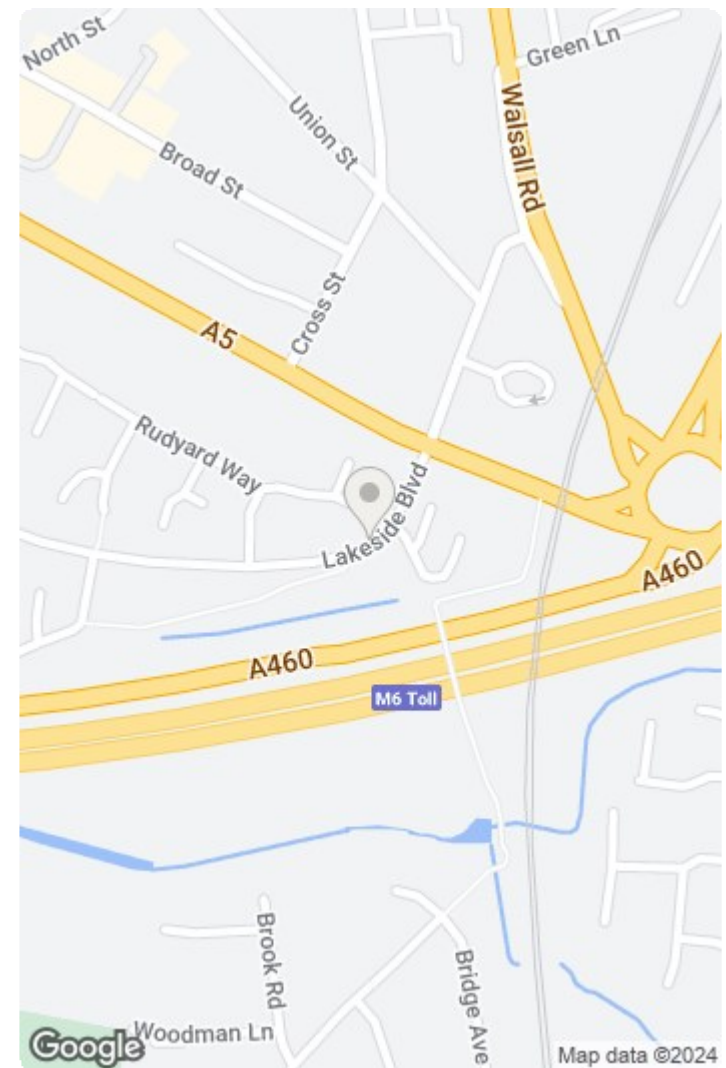
Speak to us about how our marketing can make you stand out from the crowd and take advantage of our extensive database of prequalified buyers to get you marketed within 24 hours and achieving the highest price for your property.

Contact us for a FREE VALUATION and advice on achieving the best price for your home. We offer a no sale no fee service with NO UPFRONT fee.

Our marketing plans includes local advertising and online to ensure you receive the maximum marketing coverage to achieve the highest price for your property. Please contact us on 01543 505566 for a FREE Valuation.

Our in-house mortgage advice team can also assist you with comparing the market to find the best mortgage deal for you to help you purchase your next home. We offer this service FREE of charge and saves you time and money by comparing over 150 lenders in one go.





TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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