

Asking Price £135,000

Jayman
www.jayman.co.uk

Estate Agents



Pheasant Way

Staffordshire, WS11 7LB

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Jayman offer this modern two bedroom first floor apartment, situated on Pheasant Way, Heath Hayes. The accommodation comprises two bedrooms, open plan living kitchen area, bathroom/WC. One car space.

Leasehold with over 100 years unexpired. Service charge is approximately £1,100 per annum and the ground rent is £150 per annum. The solicitors are to formally verify these details.

No chain.

Bedroom 9'10" x 12'5" (3 x 3.8)

Good sized bedroom with window to fore.

Bedroom 9'10" x 9'2" (3 x 2.8)

Good sized bedroom with window to side.

Living Room 18'0" x 15'1" (5.5 x 4.6)

Spacious living room being carpeted and with double doors to Juliet-style balcony to rear. The living room leads to the Kitchen area.

Kitchen 6'6" x 8'2" (2 x 2.5)

With laminate flooring and a range of storage units, cooker with hob and extractor above and window to rear.

Kitchen is open plan to the living room.

Bathroom

With a suite comprising of wash hand basin, wc and bath with shower above.

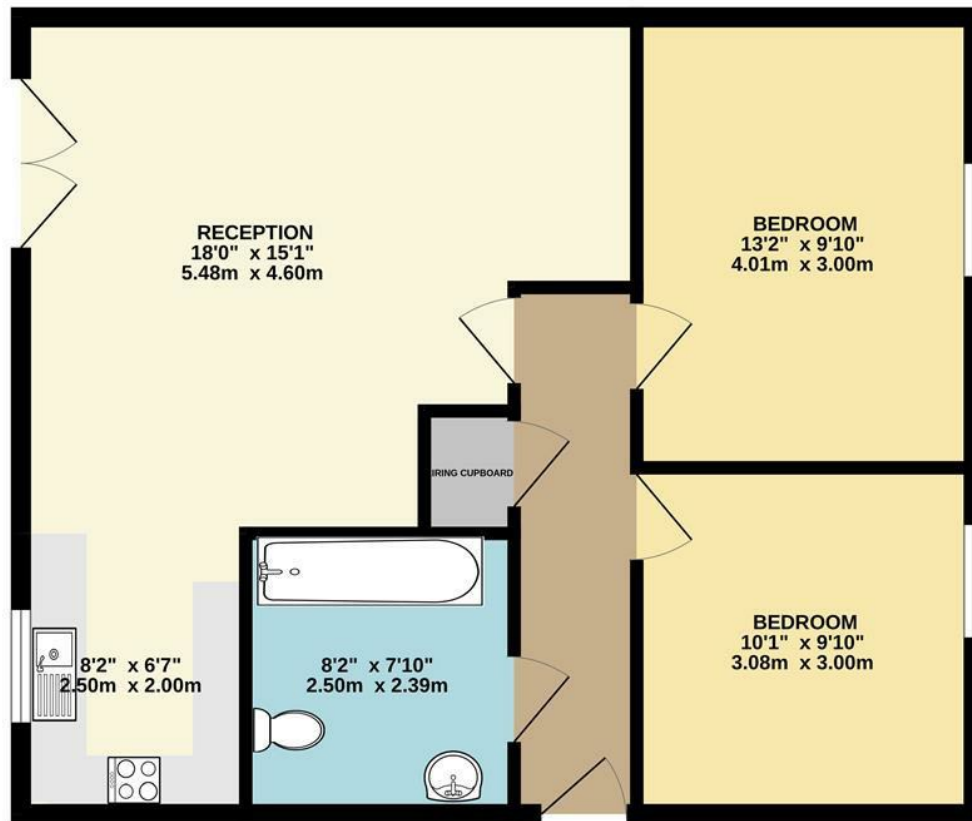
Parking space

1 parking space



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GROUND FLOOR



TWO BEDROOM FIRST FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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