



Connells

Riverside Court, Girton Road
Cannock



Entrance Hallway

Having carpeted flooring, ceiling light point, storage cupboard and doors to lounge, bedrooms and bathroom,

Open Plan Lounge/Kitchen

12' 7" x 20' 3" (3.84m x 6.17m)

Being an open plan lounge/ kitchen and having a Juliette balcony to the front aspect, 2 ceiling light points and carpeted flooring in the lounge area

The kitchen area having a double glazed windows to the side aspect, fitted wall, base and drawer units with laminate work surfaces over and having an electric oven, gas hobs, plumbing for the washing machine, space for appliances, ceiling spotlights, tiled splash-backs and vinyl flooring



Bedroom 1

8' 8" x 14' 2" (2.64m x 4.32m)

Having a double glazed window to the front aspect, ceiling light point, storage heater and carpeted flooring

Bedroom 2

6' 8" x 9' 8" (2.03m x 2.95m)

Having a double glazed window to the front aspect, ceiling light point, storage heater and carpeted flooring

Bathroom

Having a WC, wash hand basin, bath with shower over, fully tiled walls, extractor fan and tiled flooring

Outside

Having intercom entry access and allocated parking space









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/CNK106457](https://www.connells.co.uk/Property/CNK106457)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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