



**Connells**

Riverside Court, Girton Road  
Cannock





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic GROUND FLOOR APARTMENT with two bedrooms located in Cannock - a perfect purchase for FIRST TIME BUYERS!

Briefly comprising of an entrance hallway leading to the open plan kitchen and living room with a generous amount of space for furniture and appliances. Furthermore featuring two bedrooms and a bathroom.

Externally benefiting from having communal parking.

The property is well placed to provide easy access to Cannock Town Centre which offers a wide range of amenities, small businesses and traditional markets, with Cannock train station in walking distance offering fantastic commuter benefits.



## Entrance Hall

Having a wooden entrance door into porch area with tiled flooring, ceiling spotlights, laminate flooring into hallway, doors to all rooms, doors to storage cupboards.

## Kitchen / Living Room

10' 8" x 21' 2" max ( 3.25m x 6.45m max )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, stainless steel sink with drainer, integrated oven, four ring gas hob, extractor above, stainless steel splashback, space and plumbing for appliances, space for fridge / freezer, double glazed window and french doors, laminate flooring with space for living and dining furniture, ceiling spotlights.

## Bedroom 1

8' 6" x 9' 8" ( 2.59m x 2.95m )

Having carpeted flooring, ceiling spotlights and light point, double glazed window to the rear aspect.

## Bedroom 2

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

Having carpeted flooring, ceiling light point, double glazed window to the rear aspect.

## Bathroom

Having a WC, hand wash basin with storage beneath, bathtub with shower above, glass shower screen, tiled splashbacks, laminate flooring, overhead storage, ceiling light point.

## Outside

Having allocated parking and small outside space.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: 275.80 Ground Rent:  
 9.72

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK108156](http://connells.co.uk/Property/CNK108156)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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