



Flat 1, 26 Horse Fair

, Rugeley, WS15 2EL

Guide price £45,000



" CASH BUYERS ONLY" Chase Owl are pleased to market this two bedroom ground floor apartment. Offered with NO UPWARD CHAIN, close to local amenities and ideal for INVESTORS. Having Communal Entrance Hallway to Reception Entrance, Lounge/ Dining Room, Fitted Kitchen, Two Bedrooms and Bathroom. Garden and Plentiful Parking to rear.



Communal Hallway

Approached from front entrance door on Horsefair.

Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, laminate flooring and doors to Bedrooms and Lounge.

Lounge/ Dining Room 17'10" x 9'7" (5.44m x 2.92m)

Having ceiling light point, coving, laminate flooring and electric wall heater. Upvc double glazed window to rear aspect and doors leading to Bathroom and Fitted Kitchen.

Fitted Kitchen

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob and extractor hood over, washing machine and fridge/freezer. Ceiling light point, tiled flooring, airing cupboard housing hot water cylinder and tiled flooring. Upvc double glazed window to rear aspect and upvc door to side with access to Garden and Parking.

Bedroom One 12'0" x 9'5" (3.66m x 2.87m)

Having ceiling light point and two upvc double glazed windows to side aspect.

Bedroom Two 12'0" x 9'5" (3.66m x 2.87m)

Having built in wardrobes. Ceiling light point, wall heater and upvc double glazed window to side aspect.

Bathroom

Comprising paneled bath with electric shower over with screen, pedestal hand wash basin and w.c. Under floor heating, part tiling to walls, heated towel rail and upvc double glazed window to side aspect.

Outside

the rear of the property having a small graveled courtyard for seating ,brick storage shed and communal car park.

Agents Note

The property is LEASEHOLD with approx 47 years remaining. Potential purchasers are to make their own enquiries regarding the management company and costings.

We are advised the GROUND RENT is approx £50.00 per annum, rising to £100.00 per annum in 2040

Service Charge, approx £3000 jan-dec 2024. This will change as the tenants have now got a right to manage.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

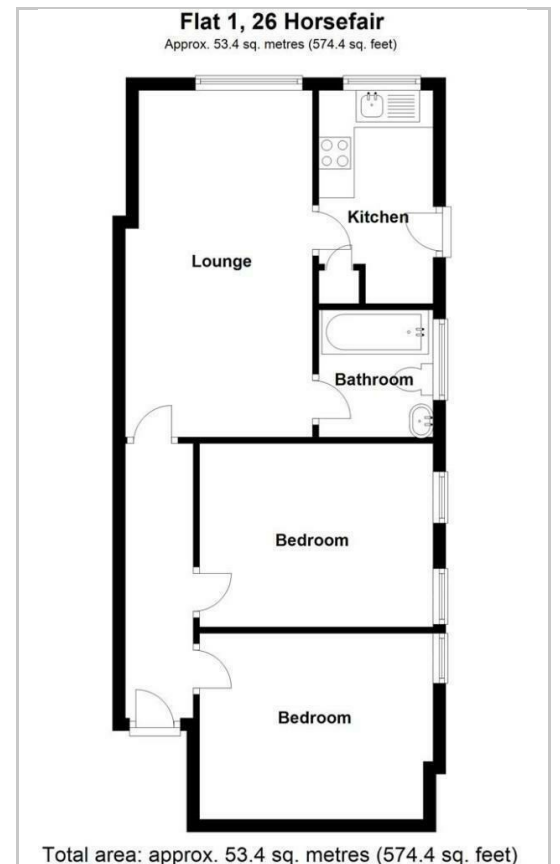
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

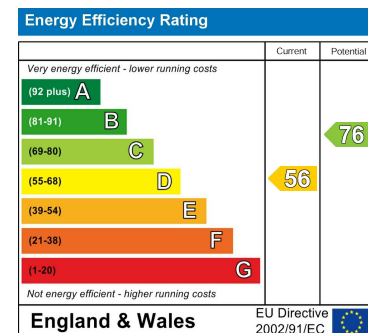
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

