



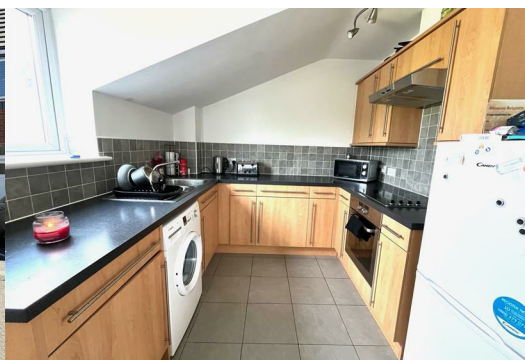
Apartment 4 Howell Mews Wolseley Road

, Rugeley, WS15 2GJ

£139,995



Chase Owl are pleased to market this well presented modern, second floor penthouse apartment. Offered with NO UPWARD CHAIN, Master Bedroom with ENSUITE and GARAGE WITH PARKING. Being ideal for Investors or First Time Buyers. Entrance Hallway, Lounge, Open plan to Fitted Kitchen, Master Bedroom with En Suite, second further Bedroom and Bathroom. Communal Gardens and Allocated Parking to Garage.



Communal Entrance Hall

Approached via a communal security door with stairs leading to first and second floor Landings.

Entrance Hallway

Approached from front entrance door and having ceiling light point, communal telephone, loft access, wall mounted electric heater, useful storage cupboard and airing cupboard housing hot water cylinder.

Lounge 13'0" x 13'7" (3.96m x 4.14m)

Having two ceiling light points, two wall mounted electric heaters and upvc double glazed window to side access. Upvc French doors having Juliet Balcony to front elevation. Open plan to Kitchen.

Open plan Fitted Kitchen 8'10" x 8'5" (2.69m x 2.57m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash back. Built in electric oven with hob and extractor over, space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring and upvc double glazed window to front aspect.

Master Bedroom 12'6" x 9'8" (3.81m x 2.95m)

Having ceiling light point, wall mounted electric heater and upvc double glazed window to rear aspect. Door leading to;

En Suite Shower Room

Comprising double walk in shower cubicle with mains powered shower,pedestal hand wash basin and w.c. Ceiling light point, extractor fan, tiled flooring, tiling to walls and upvc double glazed window to side aspect.

Bedroom Two 9'7" x 9'4" (2.92m x 2.84m)

Having ceiling light point, wall mounted electric heater and upvc double glazed window to rear aspect.

Bathroom

Comprising paneled bath, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, tiled flooring and wall mounted electric heater.

Outside

The property having allocated parking, GARAGE under the coach house and communal Gardens.

Agents Note

We have been advised by the Vendor that there are 108 years remaining on the lease. The service charge is approximately £2100.00 per annum. The ground rent is £200.00 per annum. The agent has not seen evidence of the charges therefore if this is of particular importance we will ask for clarification upon request.

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.

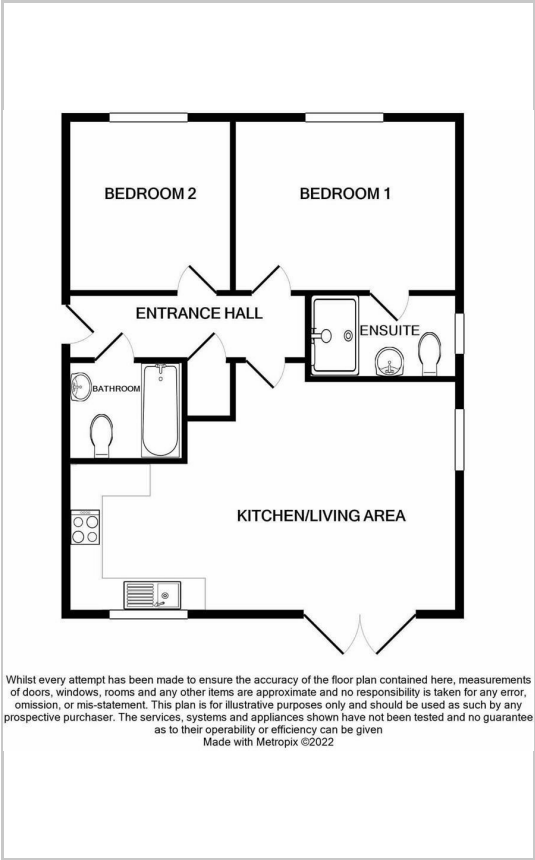
Money Laundering;

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

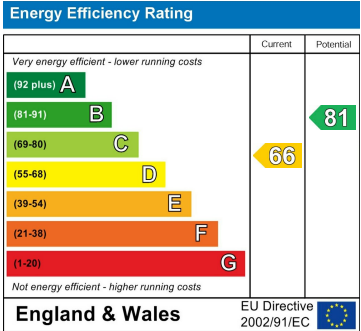
Area Map



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.

