



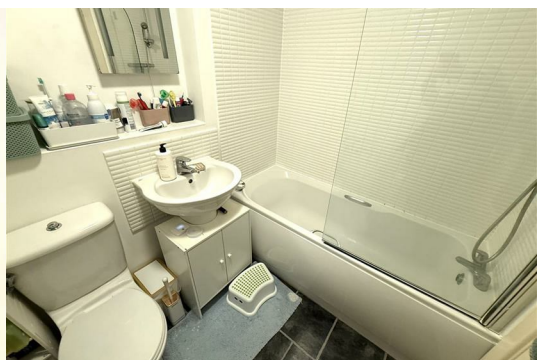
## 81 Eaton Drive

, Rugeley, WS15 2FR

**£125,000**



Chase Owl are pleased to market this well presented two bedroom first floor apartment. Offered with NO UPWARD CHAIN, ideal for first time buyers or Investors, quiet location being close to local amenities and sought after Estate. Having Communal Entrance, Entrance hallway, Open plan Lounge to Fitted Kitchen, Two Bedrooms and Bathroom. Allocated Parking and Communal Gardens.





### Communal Entrance

Approached via intercom into the Communal Entrance. A staircase leads to the First Floor Landing area to the apartment.

### Entrance Hallway

Having two ceiling light points, radiator, laminate flooring and useful storage cupboard housing gas combination boiler.

### Lounge to Open Plan Kitchen 20'10" x 14'7" (6.35m x 4.45m)

sizes shown are maximum sized as the overall area is "L" shaped in design.

LOUNGE; Having two ceiling light points, radiator, upvc double glazed window to side aspect and upvc double glazed French doors to front Balcony.

FITTED KITCHEN; Being fitted with a range of base and wall units mounted units with work surfaces over ,incorporating inset stainless steel sink with drainer,mixer tap and tiled splash back. Built in electric oven, gas hob and extractor hood over. Ceiling light point, plumbing and space for washing machine with further appliance space.

### Bedroom One 12'5" x 8'4" (3.78m x 2.54m)

Having a ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 10'6" x 6'5" (3.20m x 1.96m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bathroom

Comprising of low level w.c., pedestal hand wash basin and panelled bath with overhead mixer tap/shower attachment. Ceiling light point, extractor fan, tiled splash back and radiator.

### Outside

The apartment has one allocated parking space with visitor parking. Communal Gardens

### Agents Note

We have been advised by the current vendor that SERVICE CHARGE is payable, £1651.84 per annum and there is approx 108 years remaining on the lease.

### 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.

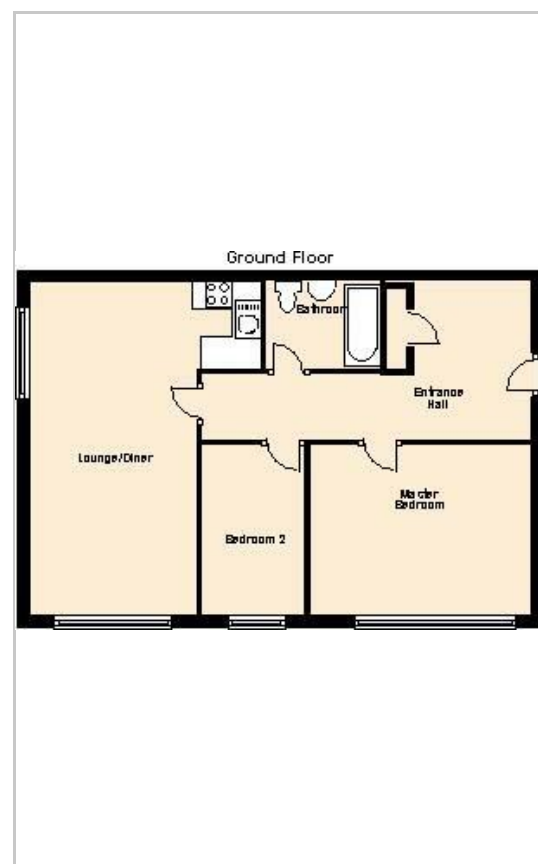
Money Laundering;

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

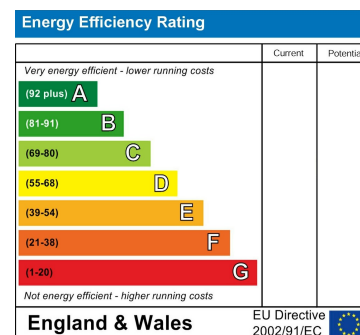
### Area Map



### 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.

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