

A.52522

A well presented second floor apartment within this small development just off Albion Street and being known as:-

5 ALBION COURT
28 ALBION STREET
TAMWORTH B79 7JP



The property is offered complete with:-

- | | |
|--|-----------------------|
| * THROUGH HALL | * TWO BEDROOMS |
| * LOUNGE DINING ROOM | * BATHROOM |
| * FITTED KITCHEN WITH
SOME APPLIANCES | * ALLOCATED PARKING |
| * NO UPWARD CHAIN | * GAS FIRED C/HEATING |

PURCHASE PRICE £139,950

TELEPHONE 01827 66686

www.caldersproperty.com

Calders Residential for themselves and for the vendors property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.
All statements contained in these particulars as to this property are made without responsibility on the part of Calders Residential for the vendors. None of the statements contained within these particulars as to this property are to be relied upon as statement or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Calders Residential nor any person in their employment to make or give, any representation or warranty in relation to this property.

1 Victoria Road, Tamworth
Staffordshire B79 7HL

email: enquiries@caldersproperty.com

PHOTO PAGE

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HALL



BATHROOM



KITCHEN



LOUNGE SHOWING DINING AREA



BEDROOM 1

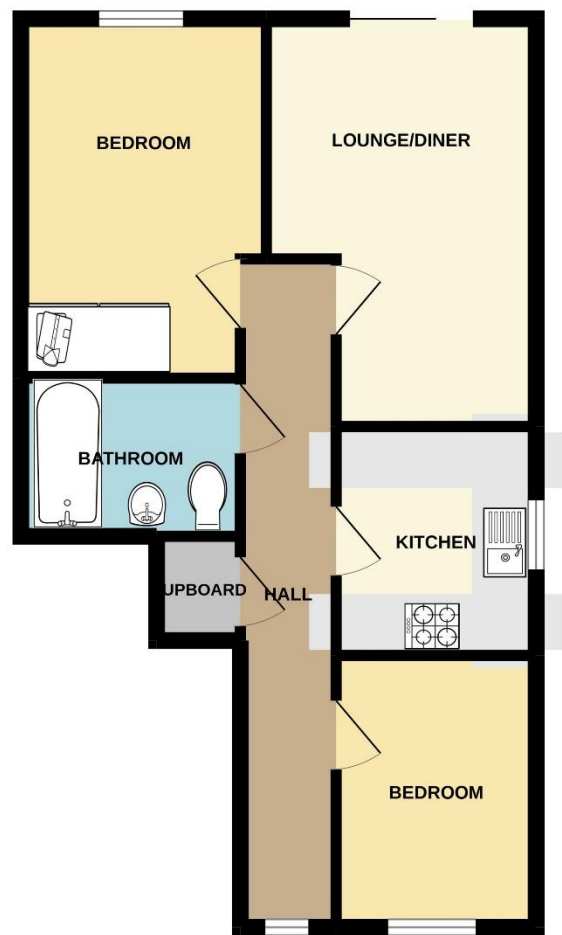


BEDROOM 1 SHOWING WARDROBES



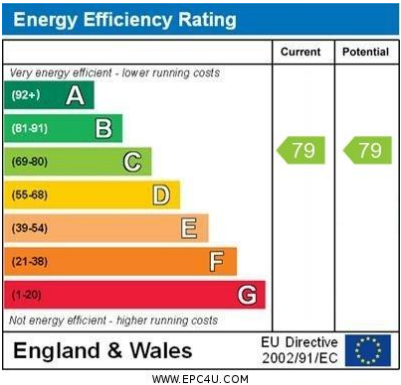
BEDROOM 2

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CALDER-ALBION COURT TAMWORTH B79 7JP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are favoured with instructions to offer for sale this second floor apartment situated off its own landing within the popular town centre development of Albion Court. The property is just off Albion Street and is adjacent to a public car park making visitor parking exceptionally easy. The property itself is well presented and we would advise early viewing of this home to appreciate the accommodation offered.

In greater detail the property comprises:-

ENTRANCE HALL: approached via a well presented stairwell and communal hall enjoying intercom facilities to the entrance door and intercom telephone to the hallway, panelled entrance door, window to the front, two central heating radiators, ceiling light point, access to the loft space, storage cupboard, panelled doors off.

LOUNGE DINING ROOM: 14'1" x 9'6" (4.29M x 2.89M) enjoying a patio door to a Juliet balcony, two ceiling light points, two central heating radiators.

KITCHEN: 8'1" x 7' (2.46M x 2.13M) fitted with a range of kitchen furniture to a beech finish with chrome door furniture and contrasting work surfaces, base and wall cupboards, stainless steel single drainer sink unit with mixer tap, integrated fridge freezer and built in oven and gas hob with concealed hood above, plumbing for an automatic washing machine, ceramic tiled splash back, ceiling lighting, window to the side.

BEDROOM 1: 12'8" x 8'8" (3.86M x 2.64M) with a window to the rear, ceiling light point, central heating radiator, fitted wardrobes with panelled doors.

BEDROOM 2: 9'10" x 7'1" (2.99M x 2.16M) with a window to the front, ceiling light point, central heating radiator.

BATHROOM: 7'5" x 5'6" (2.26M x 1.67M) with a white suite to comprise of a panelled bath with mixer tap, mains pressure bar shower over, low flush w.c. with push button dual flush, concealed cistern, fitted wash hand basin with mono block mixer tap, ceramic tiling to the prone areas, ladder towel radiator, ceiling light point, extractor fan.

TO THE EXTERIOR

The property has an allocated parking space in the adjacent parking area. There are external post boxes for each property.

GENERAL INFORMATION

1. **TENURE**

We understand the property is leasehold. The property is held on a lease of 125 years from the 1st January 2006. We understand the current ground rent is £150.00 per annum. (We would advise prospective purchasers to make their own enquiries to the vendors solicitors prior to exchange of contracts.)

2. **SERVICE CHARGE**

There is an annual service charge payable for this property. Further details are available from the selling agents.

- | | | |
|----|----------------------|--|
| 3. | LOCAL AUTHORITY | Tamworth Borough Council,
Marmion House, Lichfield Street, Tamworth. |
| 4. | COUNCIL TAX | We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Web Site at www.voa.gov.uk). |
| 5. | FIXTURES & FITTINGS | As per these sales details. |
| 6. | SERVICES | We understand that all mains services are available to the property. (We would advise prospective purchasers to make their own enquiries as to the availability and suitability of any connection with this property with the relevant service provider prior to exchange of contracts.) |
| 7. | VIEWING ARRANGEMENTS | By prior appointment with Calders Residential on (01827) 66686. |
| 8. | FURTHER INFORMATION | <p>Please note that the agents have not tested the heating system or any appliance within this property and purchasers should make their own enquiries and inspections.</p> <p>Please note that items shown within the photographs are not necessarily included within the sale.</p> |

THE CALDERS RESIDENTIAL HOME LOAN SERVICE

Instant access to the above service is freely given to all vendors and purchasers. Our Home Loans Service guarantees professional advice and assistance on all aspects of property, finance and purchase. Our objective is to ensure that vendors and purchasers benefit from the very best terms that the mortgage market has to offer. We aim to give value to all our clients from the first time buyer to established purchasers looking for tax efficiency in their mortgage solution.

For your **FREE ADVICE** that can save you a fortune contact **US ON (01827) 66686 NOW!!!**

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

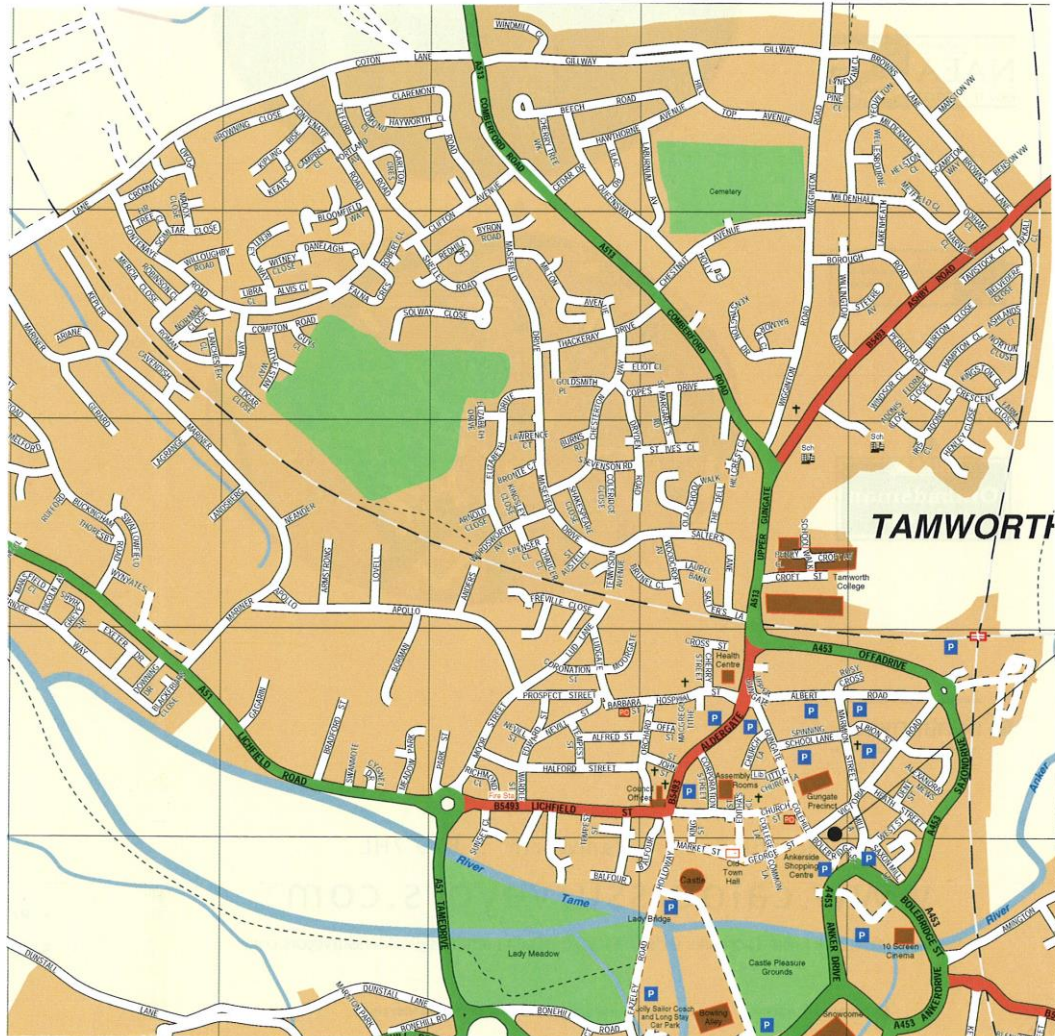
Once you find the property you wish to acquire you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural defects and would advise any interested party to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as heating systems) are in working order and would advise these are checked. You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the vendors what items (for example fixtures and fittings) will be included in the sale.

In addition to the above please read the printed additional guidance on the bottom of the front page.

Please note your home is at risk if you do not keep up payments on your mortgage or other loans secured on it.

CALDER S

Residential



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