



Gendle Court, Thomas Street, Tamworth

Price **£120,000**

- ENTRANCE HALL WITH STORAGE
- OPEN PLAN LIVING AREA
- GATED DEVELOPMENT
- EPC RATING C
- KITCHEN WITH OVEN, HOB, EXTRACTOR FAN AND FRIDGE
- ONE DOUBLE BEDROOM
- CURRENT SERVICE CHARGE £309.42 PER 6 MONTHS
- BATHROOM
- ELECTRIC HEATING
- 99 YEAR LEASE FROM 25/06/2005

Thomas Street, Tamworth B77 3PS

Calders Residential are pleased to bring to the market this well presented one bedroom second floor apartment conveniently located for access into the centre of Tamworth where you can find a wealth of amenities including Ventura Retail Park and other local shopping facilities, good transport links to the M42 and A5 and local schools. Ideally suited to a first time buyer or investor looking to add to their portfolio.

In brief the property comprises of an entrance hall with storage, an open plan living area with a kitchen area that benefits from an integrated oven, hob, extractor fan, fridge, and space for a free standing washing machine. There is a double bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The property benefits from electric entrance gates to the development and a sheltered allocated parking bay.

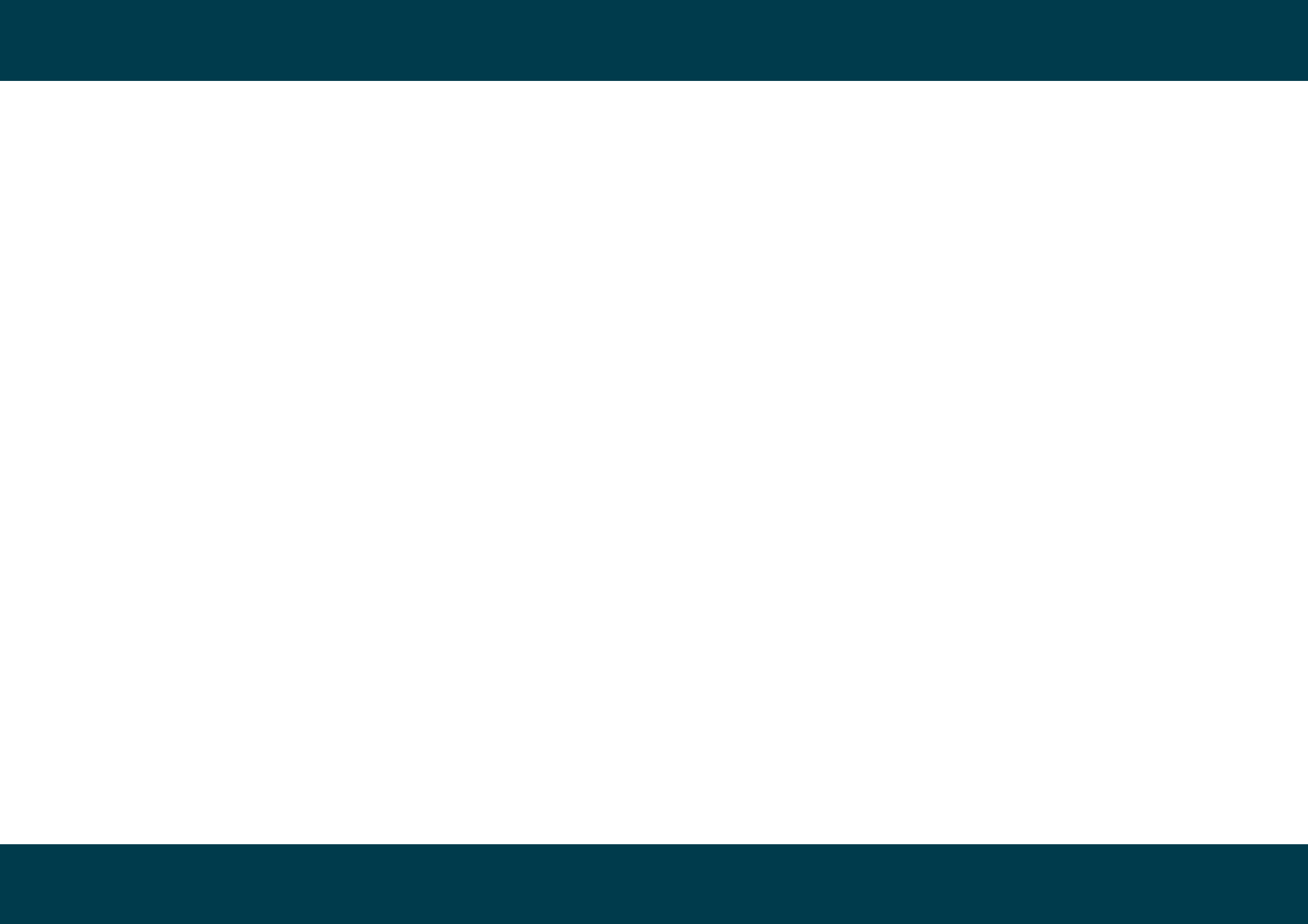
The service charge for 1st July 2023 to 31st December 2023 was £309.42. Please note service charge figures can change.

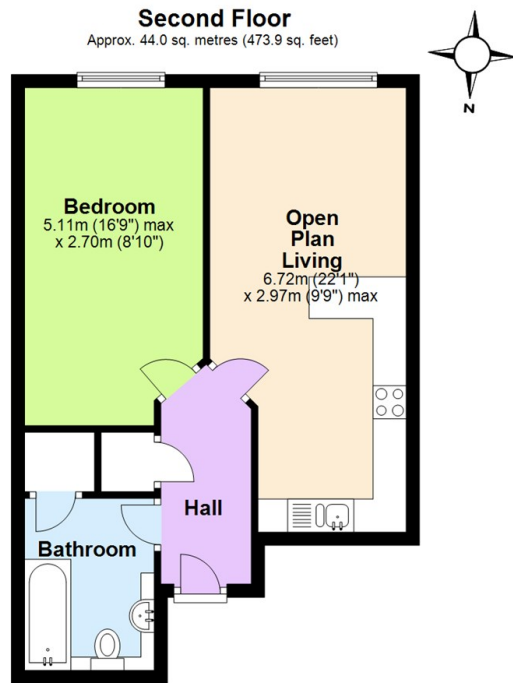
Lease of 99 years from 25th June 2005. We would advise prospective buyers to make their own enquiries to the seller's solicitor.



Council Tax Band: A

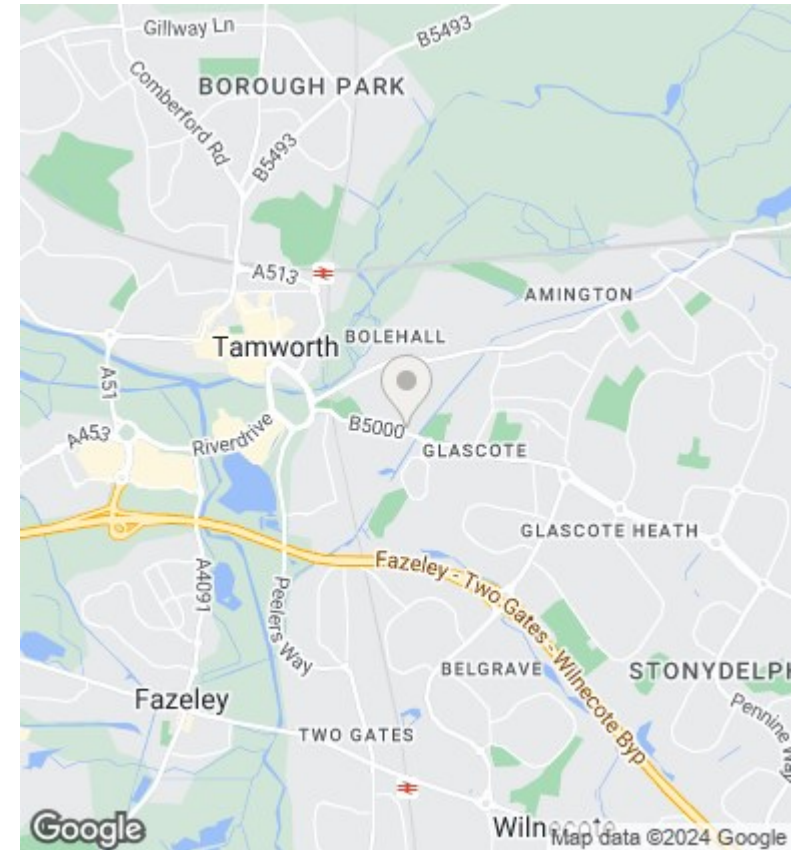






Total area: approx. 44.0 sq. metres (473.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	