



## Mair Court, Wigginton Road, Tamworth

Guide Price £175,000

- Sold With No Chain
- Spacious Lounge/Dining Room For Comfortable Living
- Shower Room/WC Featuring Walk-In Shower
- Council Tax Band C
- Well-Presented Ground Floor Apartment In Purpose-Built Block
- Two Generously Sized Bedrooms, Main With En-Suite Shower Room
- Resident Car Park With Allocated Space And Secure Electric Gate
- Located In Tamworth, Ideal For First-Time Buyers Or Professionals
- Kitchen Equipped With A Range Of Units
- Leasehold - EPC Rating C

# Flat 4 Mair Court, Wigginton Road, Tamworth B79 8RL

\*No Chain\*

Calders Residential are pleased to present this well-presented ground floor apartment which is set within a purpose built block and situated in Tamworth. The property is sold to the market with no upward chain and is ideal for first time buyers or a professional couple.

In brief, the property comprises of a spacious lounge/dining room, two generously sized bedrooms (the main bedroom with fitted wardrobes and an en-suite shower room), kitchen with a range of units and a shower room/WC which features a walk-in shower.

Outside, there is a car park for residents which includes an allocated parking space for this property. To gain access to the car park there is a secure electric wrought iron gate.

Service Charge - £813.74pa

Ground Rent - £250pa

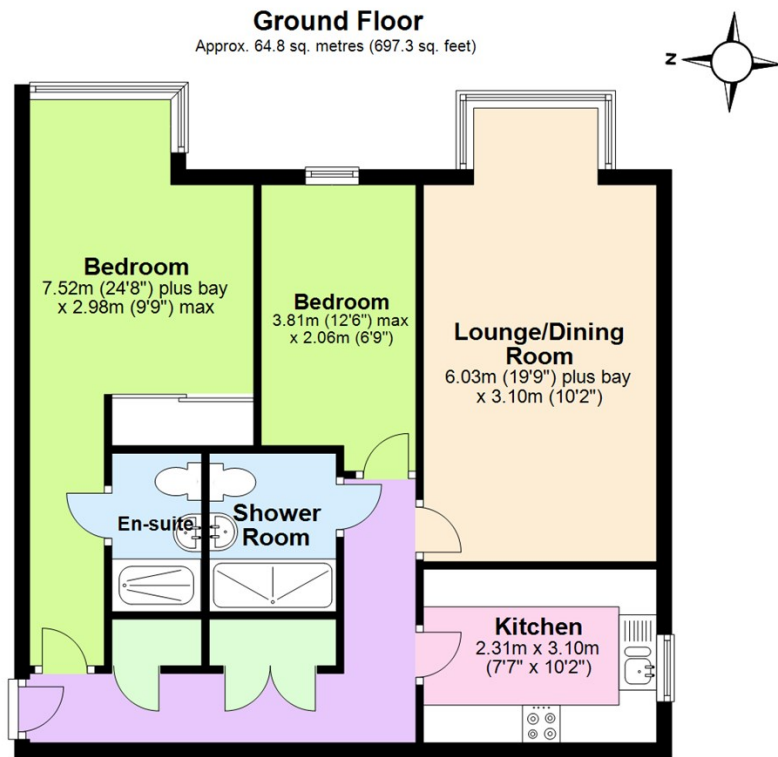
Lease 125 years from 01/07/2008



Council Tax Band: C







Total area: approx. 64.8 sq. metres (697.3 sq. feet)

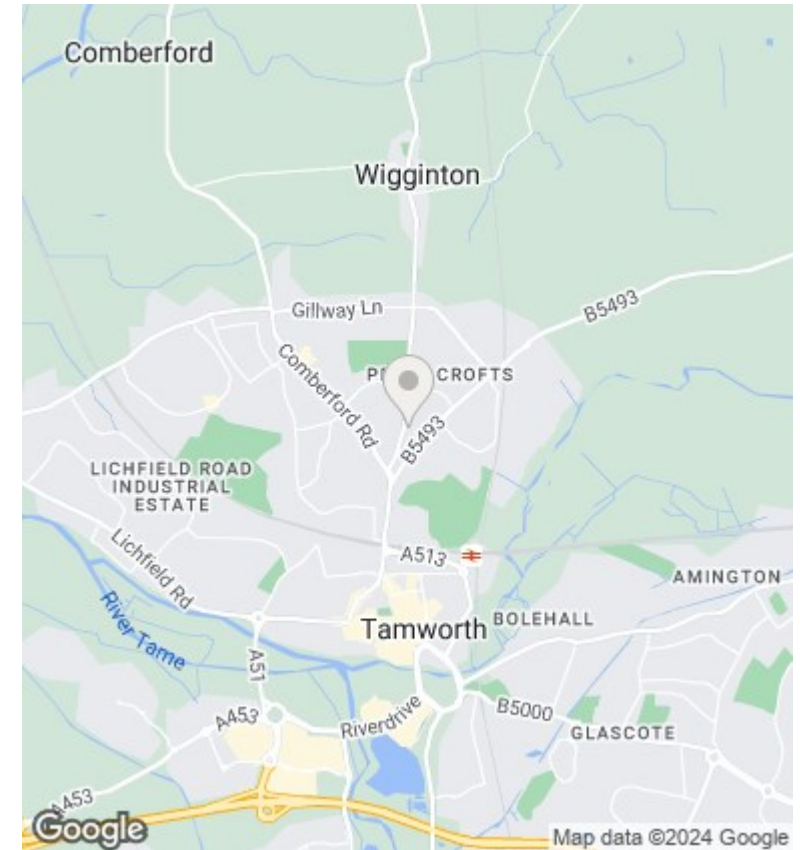
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	