



The Mill, Tolson Court, Fazeley, Tamworth

£169,950

- Superb Second Floor Apartment within a Grade II Listed Mill Building
- Kitchen with Fitted Oven & Hob
- Electric Heating
- Reception Area & Hall
- Master Bedroom with Ensuite Shower Room
- Allocated Parking Space
- Open Plan Lounge/Kitchen
- Bedroom 2 & Luxury Shower Room
- Council Tax Band C

307 The Mill Tolson Court, Tamworth B78 3UZ

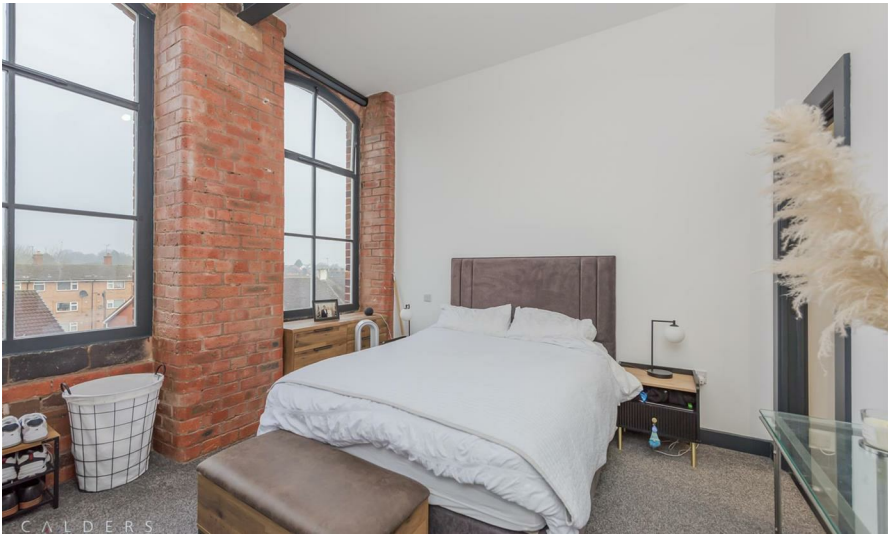
Calders Residential are delighted to offer for sale this superb second floor apartment with unique warehouse styling, located within a Grade II listed mill building dating from 1886. Situated in this prime location beside the Birmingham and Fazeley canal and close to Ventura Retail Park offering a large selection of high street retailers. Nearby Tamworth town centre offers many independent shops and restaurants and a twice weekly market.

The apartment benefits from lift access and keeps many features of the original building but has been thoughtfully converted to give modern luxury living. In brief the apartment comprises of entrance hallway, an open plan lounge kitchen area, master bedroom with ensuite shower room, bedroom two and second shower room. There is an allocated parking space.

Lease 250 years from January 2023
Service Charge £2550.32 per year
Ground Rent £250 per year

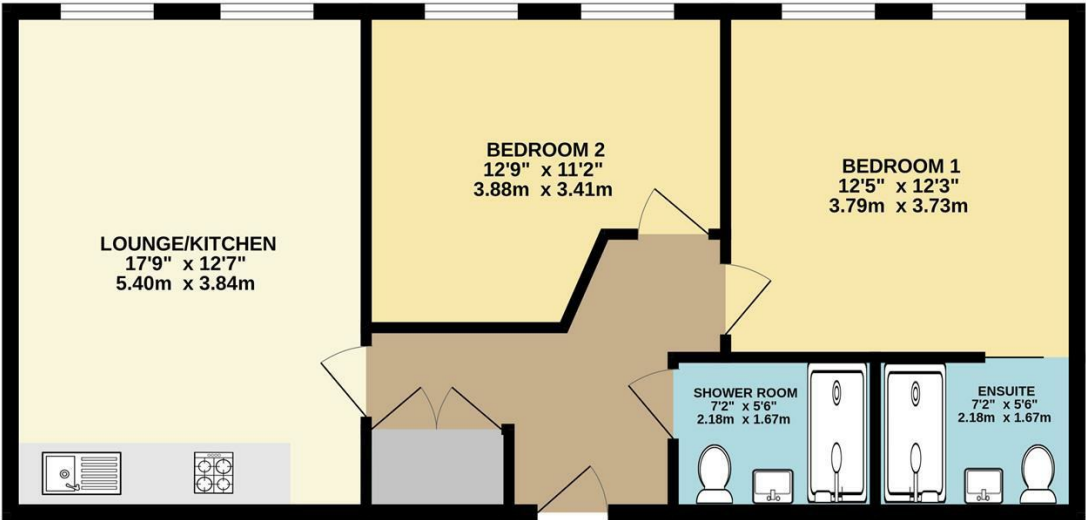


Council Tax Band: C





668 sq.ft. (62.1 sq.m.) approx.



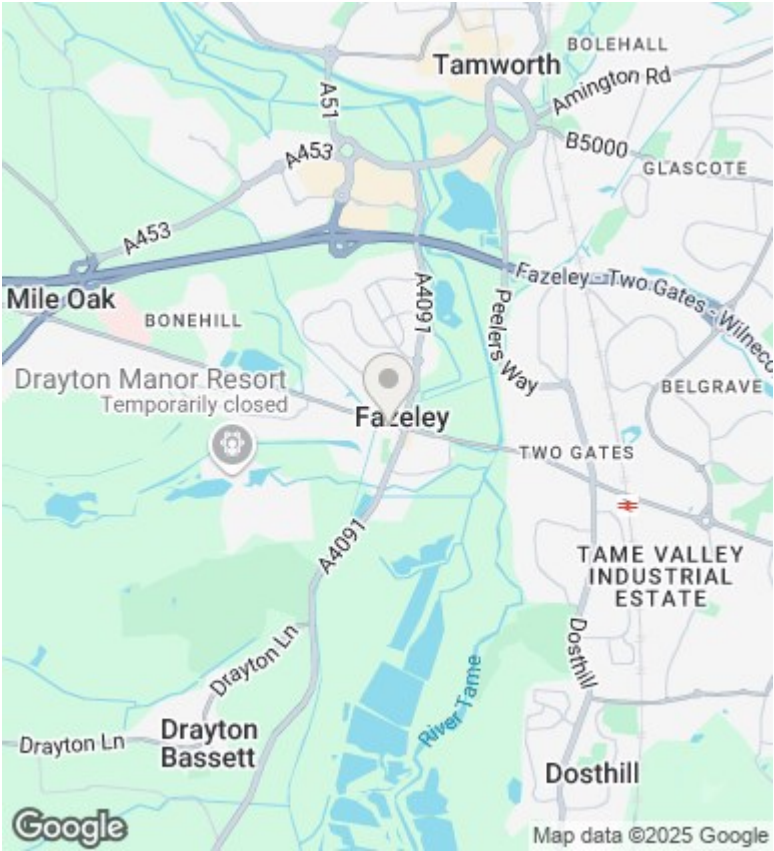
TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Viewings

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

Council Tax Band

C



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 73 | 81 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |