

ROYSTON & LUND



Albert Road, Tamworth

Offers In The Region Of £144,950

- Town Centre Location
- Lounge/Dining Room
- Ensuite and Bathroom
- EPC Rating C
- Top Floor
- Kitchen
- Allocated Parking Space
- Hallway
- 2 Bedrooms
- Council Tax Band B

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

Flat 6 Argyle Court Albert Road, Tamworth B79 7JS

Royston and Lund are delighted to offer for sale this third floor (top) apartment being ideally located for the town centre and a short distance from Ventura Retail Park. The apartment benefits from an allocated parking space.

In brief the accommodation comprises of entrance hallway, lounge/dining room with doors leading to the Juliet balcony, fitted kitchen, main bedroom with ensuite shower room and a further bedroom and bathroom.

Lease 125 years from 26th May 2006
Ground Rent £150 per annum
Service Charge £1500 per annum (£750 per 6 months)

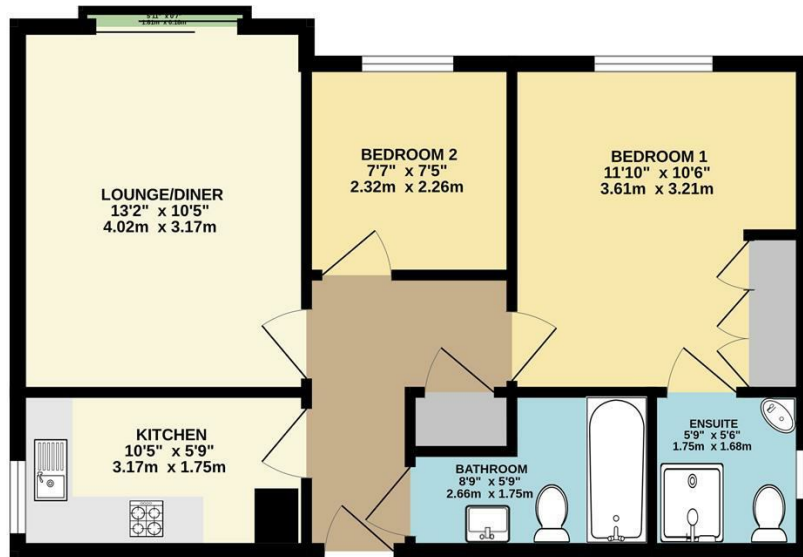


Council Tax Band: B





GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



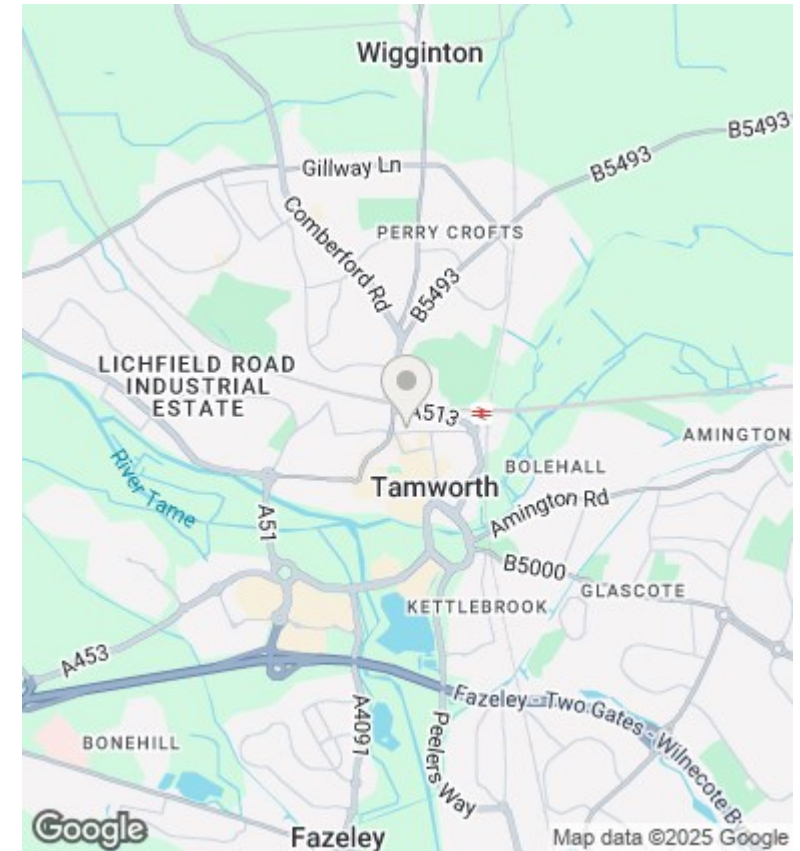
TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	