



Dorney Place,  
Cannock, WS11 0GD

**£135,000**

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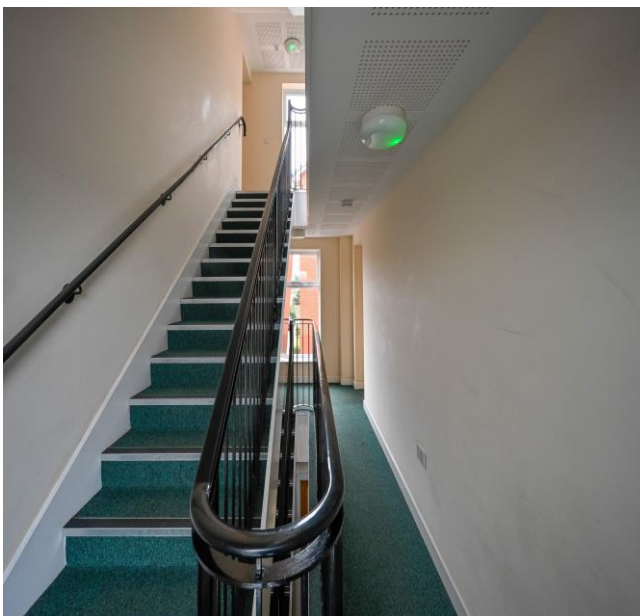
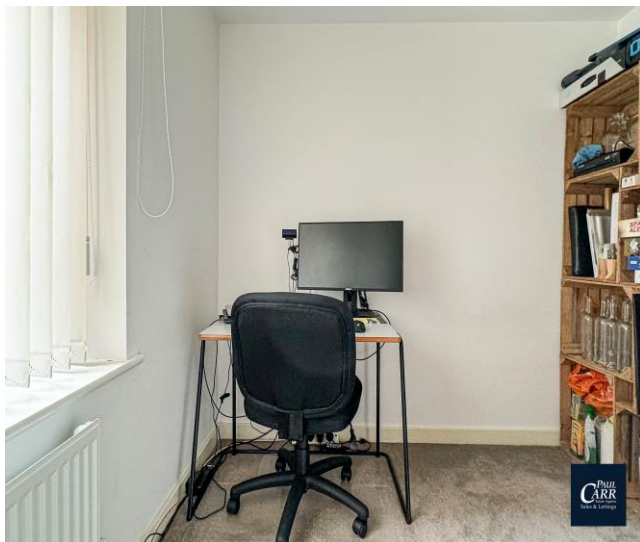
Paul Carr Estate Agents are delighted to market this modern ground floor apartment in a recently built development in Cannock, ideally located for excellent access to the A5, M6 Toll, M6/M54 motorway network and local amenities including the McArthurGlen Designer Outlet.

This property briefly comprises an Entrance Hall with storage cupboard, open-plan Living Room and Kitchen, two Bedrooms and a Bathroom with shower over the bath.

Situated in a well-maintained development, the apartment benefits from a secure communal entrance, gas central heating, double glazing, allocated parking, visitor spaces and is just a short drive from Cannock Chase, an Area of Outstanding Natural Beauty.

Service Charge: £1,430.54 per annum  
Ground Rent: £243.04 per annum  
Lease Term: 112 years remaining





## Property Specification

Ground Floor Modern Apartment  
Two Bedrooms  
Spacious Lounge  
Modern High Gloss Kitchen  
Allocated Parking  
112 Year Lease Remaining

### Hall

### Kitchen

8' 2" x 7' 5" (2.50m x 2.25m)

### Lounge

15' 6" x 15' 1" (4.72m x 4.60m)

### Bedroom One

10' 9" x 9' 5" (3.27m x 2.86m)

### Bedroom Two

8' 2" x 7' 5" (2.50m x 2.25m)

### Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 7th June 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: B  
Tenure: Leasehold 112 years remaining  
Ground Rent: £243.04  
Service Charge: £1,430.54

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Map Location

