



Langley Way | Rugeley | WS15 1SU
Offers In The Region Of £125,000

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to offer for sale this exceptionally well-presented two-bedroom first floor apartment, located on the highly regarded Hawksyard development and available under the 80% discounted marketing scheme – an ideal opportunity for first-time buyers.

This modern, purpose-built apartment offers bright and spacious accommodation throughout, including an entrance hallway, a generous dual-aspect lounge diner, two well-proportioned bedrooms, and a contemporary bathroom. The property also benefits from allocated parking and well-maintained communal areas.

Positioned on the ever-popular Hawksyard estate, the apartment enjoys excellent access to nearby road links, making it a convenient base for commuters. The area is well known for its strong community feel and peaceful surroundings, all within easy reach of local amenities and green spaces.

A fantastic opportunity for buyers looking to step onto the property ladder – early viewing is recommended.

Key Features

- 80% DISCOUNTED MARKETING SCHEME
- TWO BEDROOMS
- BATHROOM
- SOUGHT AFTER ESTATE POSITION
- IMMACULETLY PRESENTED THROUGHOUT
- LOUNGE DINING ROOM
- ALLOCATED PARKING
- VIEWING ESSENTIAL

Rooms and Dimensions

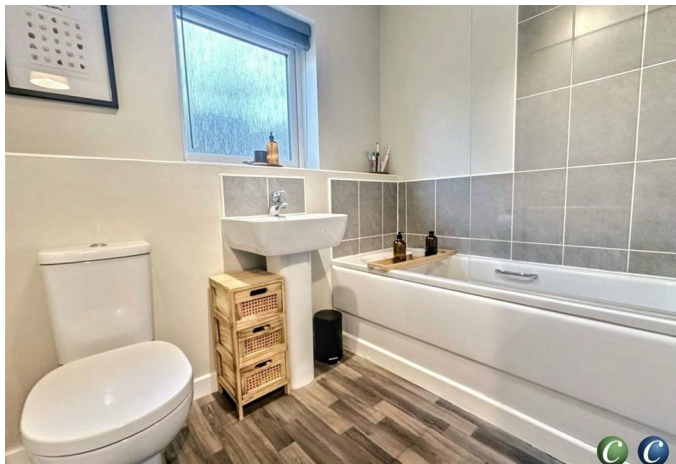
Property Description

AGENTS NOTES

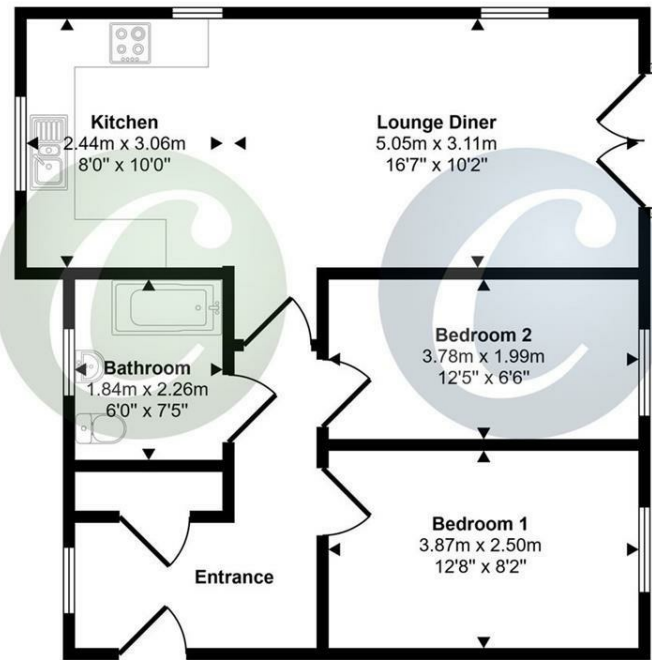
Sales Details (R)

Identification Checks (R)





Approx Gross Internal Area
57 sq m / 616 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Proposed	Very environmentally friendly - lower CO ₂ emissions	Current	Proposed
105-120 A			105-120 A		
120-135 B			120-135 B		
135-150 C			135-150 C		
150-165 D			150-165 D		
165-180 E			165-180 E		
180-200 F			180-200 F		
200-220 G			200-220 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			