



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

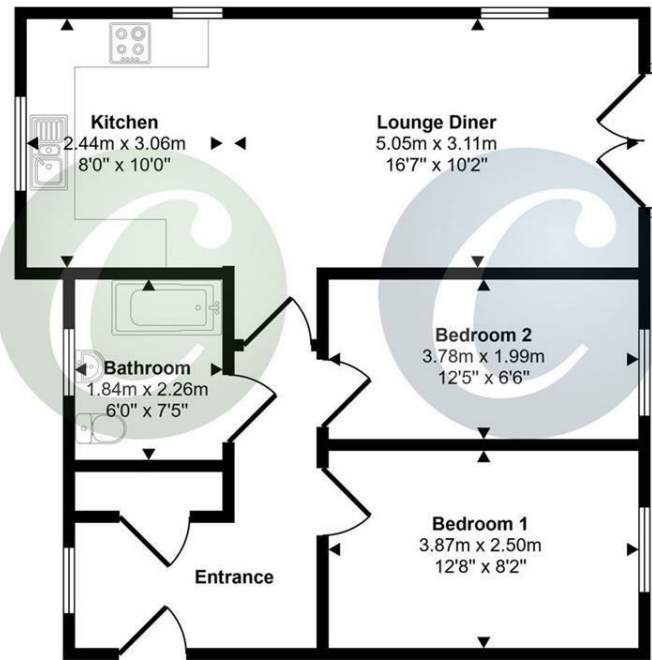
Sales Details (R)

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		81	81	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		
220-240 H				220-240 H		
240-260 I				240-260 I		
260-280 J				260-280 J		
280-300 K				280-300 K		
300-320 L				300-320 L		
320-340 M				320-340 M		
340-360 N				340-360 N		
360-380 O				360-380 O		
380-400 P				380-400 P		
400-420 Q				400-420 Q		
420-440 R				420-440 R		
440-460 S				440-460 S		
460-480 T				460-480 T		
480-500 U				480-500 U		
500-520 V				500-520 V		
520-540 W				520-540 W		
540-560 X				540-560 X		
560-580 Y				560-580 Y		
580-600 Z				580-600 Z		
600-620 AA				600-620 AA		
620-640 AB				620-640 AB		
640-660 AC				640-660 AC		
660-680 AD				660-680 AD		
680-700 AE				680-700 AE		
700-720 AF				700-720 AF		
720-740 AG				720-740 AG		
740-760 AH				740-760 AH		
760-780 AI				760-780 AI		
780-800 AJ				780-800 AJ		
800-820 AK				800-820 AK		
820-840 AL				820-840 AL		
840-860 AM				840-860 AM		
860-880 AN				860-880 AN		
880-900 AO				880-900 AO		
900-920 AP				900-920 AP		
920-940 AQ				920-940 AQ		
940-960 AR				940-960 AR		
960-980 AS				960-980 AS		
980-1000 AT				980-1000 AT		
1000-1020 AU				1000-1020 AU		
1020-1040 AV				1020-1040 AV		
1040-1060 AW				1040-1060 AW		
1060-1080 AX				1060-1080 AX		
1080-1100 AY				1080-1100 AY		
1100-1120 AZ				1100-1120 AZ		
1120-1140 BA				1120-1140 BA		
1140-1160 BB				1140-1160 BB		
1160-1180 BC				1160-1180 BC		
1180-1200 BD				1180-1200 BD		
1200-1220 BE				1200-1220 BE		
1220-1240 BF				1220-1240 BF		
1240-1260 BG				1240-1260 BG		
1260-1280 BH				1260-1280 BH		
1280-1300 BI				1280-1300 BI		
1300-1320 BJ				1300-1320 BJ		
1320-1340 BK				1320-1340 BK		
1340-1360 BL				1340-1360 BL		
1360-1380 BM				1360-1380 BM		
1380-1400 BN				1380-1400 BN		
1400-1420 BO				1400-1420 BO		
1420-1440 BP				1420-1440 BP		
1440-1460 BQ				1440-1460 BQ		
1460-1480 BR				1460-1480 BR		
1480-1500 BS				1480-1500 BS		
1500-1520 BT				1500-1520 BT		
1520-1540 BU				1520-1540 BU		
1540-1560 BV				1540-1560 BV		
1560-1580 BW				1560-1580 BW		
1580-1600 BX				1580-1600 BX		
1600-1620 BY				1600-1620 BY		
1620-1640 BZ				1620-1640 BZ		
1640-1660 CA				1640-1660 CA		
1660-1680 CB				1660-1680 CB		
1680-1700 CC				1680-1700 CC		
1700-1720 CD				1700-1720 CD		
1720-1740 CE				1720-1740 CE		
1740-1760 CF				1740-1760 CF		
1760-1780 CG				1760-1780 CG		
1780-1800 CH				1780-1800 CH		
1800-1820 CI				1800-1820 CI		
1820-1840 CJ				1820-1840 CJ		
1840-1860 CK				1840-1860 CK		
1860-1880 CL				1860-1880 CL		
1880-1900 CM				1880-1900 CM		
1900-1920 CN				1900-1920 CN		
1920-1940 CO				1920-1940 CO		
1940-1960 CP				1940-1960 CP		
1960-1980 CQ				1960-1980 CQ		
1980-2000 CR				1980-2000 CR		
2000-2020 CS				2000-2020 CS		
2020-2040 CT				2020-2040 CT		
2040-2060 CU				2040-2060 CU		
2060-2080 CV				2060-2080 CV		
2080-2100 CW				2080-2100 CW		
2100-2120 CX				2100-2120 CX		
2120-2140 CY				2120-2140 CY		
2140-2160 CZ				2140-2160 CZ		
2160-2180 DA				2160-2180 DA		
2180-2200 DB				2180-2200 DB		
2200-2220 DC				2200-2220 DC		
2220-2240 DD				2220-2240 DD		
2240-2260 DE				2240-2260 DE		
2260-2280 DF				2260-2280 DF		
2280-2300 DG				2280-2300 DG		
2300-2320 DH				2300-2320 DH		
2320-2340 DI				2320-2340 DI		
2340-2360 DJ				2340-2360 DJ		
2360-2380 DK				2360-2380 DK		
2380-2400 DL				2380-2400 DL		
2400-2420 DM				2400-2420 DM		
2420-2440 DN				2420-2440 DN		
2440-2460 DO				2440-2460 DO		
2460-2480 DP				2460-2480 DP		
2480-2500 DQ				2480-2500 DQ		
2500-2520 DR				2500-2520 DR		
2520-2540 DS				2520-2540 DS		
2540-2560 DT				2540-2560 DT		
2560-2580 DU				2560-2580 DU		
2580-2600 DV				2580-2600 DV		
2600-2620 DW				2600-2620 DW		
2620-2640 DX				2620-2640 DX		
2640-2660 DY				2640-2660 DY		
2660-2680 DZ				2660-2680 DZ		
2680-2700 EA				2680-2700 EA		
2700-2720 EB				2700-2720 EB		
2720-2740 EC				2720-2740 EC		
2740-2760 ED				2740-2760 ED		
2760-2780 EE				2760-2780 EE		
2780-2800 EF				2780-2800 EF		
2800-2820 EG				2800-2820 EG		
2820-2840 EH				2820-2840 EH		
2840-2860 EI				2840-2860 EI		
2860-2880 EJ				2860-2880 EJ		
2880-2900 EK				2880-2900 EK		
2900-2920 EL				2900-2920 EL		
2920-2940 EM				2920-2940 EM		
2940-2960 EN				2940-2960 EN		
2960-2980 EO				2960-2980 EO		
2980-3000 EP				2980-2980 EP		
3000-3020 EQ				3000-3020 EQ		
3020-3040 ER				3020-3040 ER		
3040-3060 ES				3040-3060 ES		
3060-3080 ET				3060-3080 ET		
3080-3100 EU				3080-3100 EU		
3100-3120 EV				3100-3120 EV		
3120-3140 EW				3120-3140 EW		
3140-3160 EX				3140-3160 EX		
3160-3180 EY				3160-3180 EY		
3180-3200 EZ				3180-3200 EZ		
3200-3220 FA				3200-3220 FA		
3220-3240 FB				3220-3240 FB		
3240-3260 FC				3240-3260 FC		
3260-3280 FD				3260-3280 FD		
3280-3300 FE				3280-3300 FE		
3300-3320 FF				3300-3320 FF		
3320-3340 FG				3320-3340 FG		
3340-3360 FH				3340-3360 FH		
3360-3380 FI				3360-3380 FI		
3380-3400 FJ				3380-3400 FJ		
3400-3420 FK				3400-3420 FK		
3420-3440 FL				3420-3440 FL		
3440-3460 FM				3440-3460 FM		
3460-3480 FN				3460-3480 FN		
3480-3500 FO				3480-3500 FO		
3500-3520 FP				3500-3520 FP		
3520-3540 FQ				3520-3540 FQ		
3540-3560 FR				3540-3560 FR		
3560-3580 FS				3560-3580 FS		
3580-3600 FT				3580-3600 FT		
3600-3620 FU				3600-3620 FU		
3620-3640 FV				3620-3640 FV		
3640-3660 FW				3640-3660 FW		
3660-3680 FX				3660-3680 FX		
3680-3700 FY				3680-3700 FY		
3700-3720 FZ				3700-3720 FZ		
3720-3740 GA				3720-3740 GA		
3740-3760 GB				3740-3760 GB		
3760-3780 GC				3760-3780 GC		
3780-3800 GD				3780-3800 GD		
3800-3820 GE				3800-3820 GE		
3820-3840 GF				3820-3840 GF		
3840-3860 GG				3840-3860 GG		
3860-3880 GH				3860-3880 GH		
3880-3900 GI				3880-3900 GI		
3900-3920 GJ				3900-3920 GJ		
3920-3940 GK				3920-3940 GK		
3940-3960 GL				3940-3960 GL		
3960-3980 GM				3960-3980 GM		
3980-4000 GN						