



PENNY COURT

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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

39 Penny Court, Rosy Cross, Tamworth, B79 7QT



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### Offers Over £135,000

Perfectly positioned to enjoy the stunning garden views HUNTERS OF TAMWORTH are delighted to offer FOR SALE a beautifully presented 2nd floor apartment in the prestigious McCarthy and Stone development of Penny Court, Rosy Cross.

Penny Court Retirement apartments promote independent living and lifestyle opportunities for the over 60's along with the security of inhouse management with a 24hr emergency call system.

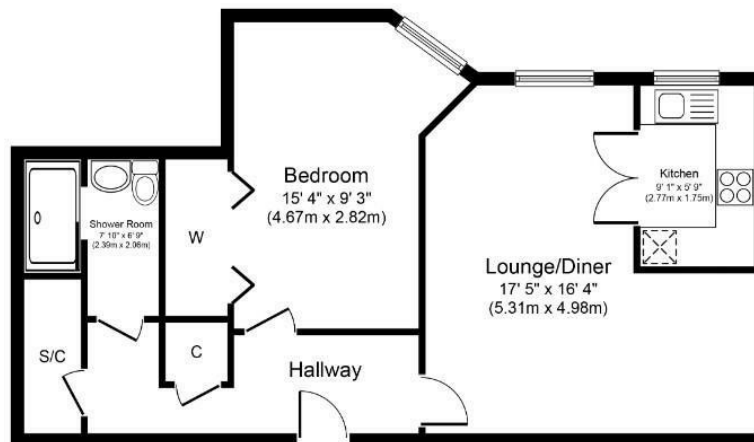
Being located on the edge of Tamworth Town Centre, residents can enjoy the local shops, amenities and eateries of Tamworth and the beautiful 'Castle Grounds' surrounding the historic landmark of Tamworth Castle itself.

The residents of Penny Court will benefit from the inhouse facilities including a communal hallway, residents lounge, a communal laundry area and pleasant communal gardens with outside seating areas. There are also weekly activities and various inhouse entertainment.

All apartments are accessible via wheelchair and have a lift and stairs to all floors.

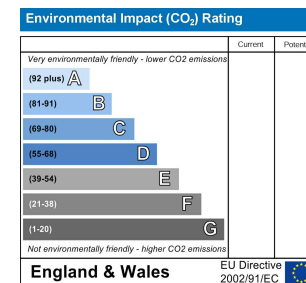
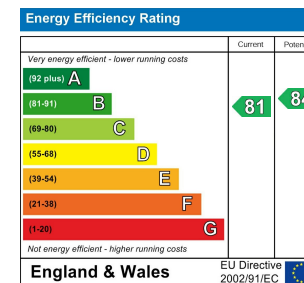
Situation on the second floor very close the lift access, apartment 39 enjoys stunning views over the communal grounds. There is also parking for residents vehicles to the frontage of the complex.

The accommodation itself comprises: Entrance Hallway, Lounge, Kitchen, Bedroom and Shower room.



Approximate Floor Area  
**629 sq.ft.**  
 (58.5 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



### Entrance Hallway

16'7 x 4'11

Carpet to the floor, ceiling light, electric heater, storage cupboard, large airing cupboard, power points and Intercom.

### Lounge

17'5 x 16'4

Double glazed window to the rear, carpet to the floor, ceiling light, electric fireplace, electric heater. There are multiple power points and an emergency pull-cord. There are glazed double doors to the kitchen.

### Kitchen

9'1 x 5'9

Double glazed window to the rear, linoleum flooring, part tiled walls, ceiling light and power points. There are a range of base and wall units with intergrated undercounter fridge and freezer, electric hob and electric oven.

### Bedroom

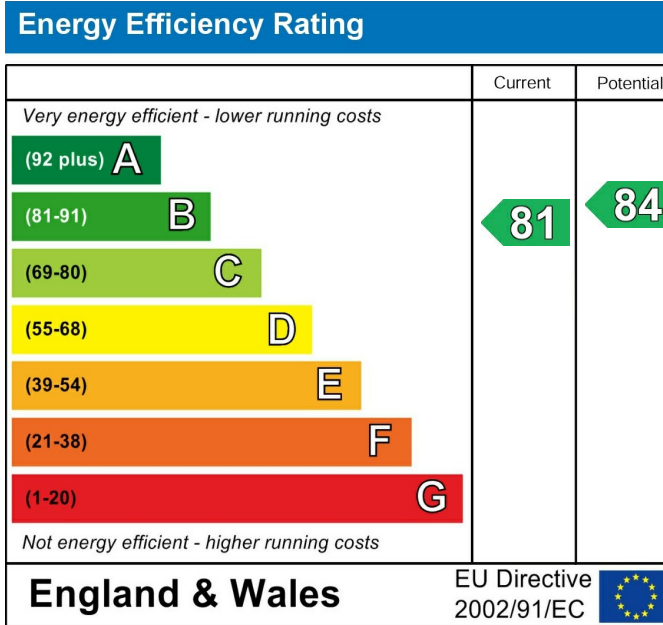
15'4 x 9'3

Double glazed window to the rear, carpet to the floor, built in wardrobe with mirrored consertina doors. Electric heater, ceiling light, power points and emergency pull-cord.

### Bathroom

7'10 x 6'9

Carpet to the floor, ceiling light, fully tiled walls. Double shower with sliding glass doors, low flush WC and vanity unit with inset basin.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















