ROYSTON & LUND







Sambar Road, Fazeley

Offers In The Region Of £140,000

- PROUDLY PRESENTED BY ROYSTON & LUND
- LEASEHOLD - 126 YEARS REMAINING
- GARAGE AND PARKING SPACE
- COUNCIL TAX B / EPC D
- POPULAR FAZELEY AREA
- PEPPERCORN GROUND RENT & NO SERVICE CHARGE
- PRIVATE REAR GARDEN
- FIRST FLOOR FLAT
- TWO WELL PROPORTIONED BEDROOMS
- FANTASTIC PURCHASE OPPORTUNITY

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

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

2 Sambar Road, Fazeley B78 3SS

An excellent opportunity to purchase this well-presented two-bedroom first-floor flat, ideally situated within the popular residential area of Fazeley.

Offering an impressive 126 years remaining on the lease, the property also benefits from PEPPERCORN GROUND RENT and NO SERVICE CHARGE, making it an attractive and cost-effective option for first-time buyers, downsizers and buy-to-let investors alike.

The accommodation briefly comprises two well-proportioned bedrooms, kitchen, bathroom and lounge area providing comfortable and practical living space.

Externally, the property boasts a particularly appealing combination of a private rear garden, garage and additional off-road parking, offering outdoor space and storage facilities rarely found with flats of this type.

With its generous lease length, absence of ground rent and service charges, and excellent additional benefits, this property represents a fantastic opportunity for buyers seeking an affordable home with manageable ongoing costs.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

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Council Tax Band: B





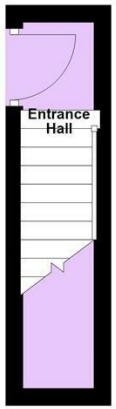






Basement

Approx. 3.5 sq. metres (37.8 sq. feet)



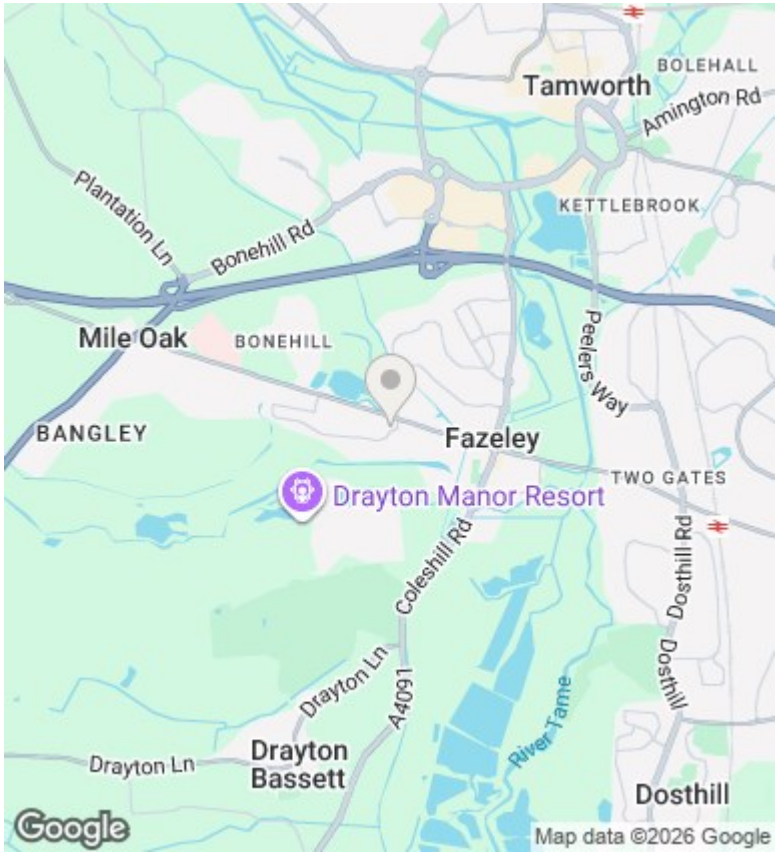
First Floor

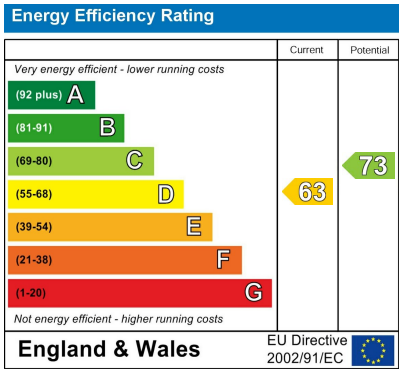
Approx. 56.7 sq. metres (610.0 sq. feet)





Total area: approx. 60.2 sq. metres (647.9 sq. feet)





Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

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