



The Laurels, Brereton
Rugeley, WS15 1BE

Offers in the Region Of £155,000

Brereton

Offers in the Region Of £155,000



Welcome to The Laurels... A fantastic bungalow offering secure, warden controlled over 60's accommodation in the heart of Rugeley with everything you need right on your doorstep but with a lovely community feel.

Internally the property comprises two bedrooms, a kitchen and shower room. There is a pleasant privately enclosed rear garden as well as parking to the fore.

Rugeley town offers a handful of shops, a train station and also bus routes to surrounding places including Lichfield City.

- Tenure Type: Leasehold
- Lease Term: 125 Years granted 04/02/2008 - 107 years remaining
- Qualifying Age: Over 60 • Service Charge : £276.84 PM (£265.58 Service Charge + £11.26 Buildings Insurance)

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplus.



Property Specification

OVER 60'S
RUGELEY TOWN CENTRE LOCATION
TWO BEDROOM
BUNGALOW
NO CHAIN

Living Room 12' 9" x 14' 3" (3.88m x 4.35m)

Kitchen 7' 8" x 11' 5" (2.34m x 3.49m)

Bedroom One 9' 7" x 10' 5" (2.92m x 3.18m)

Bedroom Two 10' 9" x 6' 0" (3.27m x 1.84m)

Shower Room 7' 7" x 6' 8" (2.30m x 2.02m)



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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

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

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

