



 **Webbs**  
estate agents

**Pear Tree Court | Rugeley | WS15 1HF**

**Guide Price £74,000**

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## Summary

\*\* SOLD VIA MODERN METHOD OF AUCTION \*\* \*\* NO UPWARD CHAIN \*\* SPACIOUS APARTMENT \*\* 125 YEAR LEASE \*\* VIEWING ADVISED \*\* PLEASE CONTACT US FOR FURTHER DETAILS ON 01889 583377 \*\*

WEBBS ESTATE AGENTS have pleasure in offering this lovely second-floor apartment offers two well-proportioned bedrooms, one with en-suite, open plan lounge, dining kitchen, a family bathroom and boasts one allocated parking space to the front aspect. Location & Lifestyle Situated in a popular location, this second-floor apartment offers convenient living with close proximity to amenities, excellent transport links and Cannock Chase, recognised as an Area of Outstanding Natural Beauty. Living Space Lounge Dining Room Kitchen Two Bedrooms Ensuite Bathroom In summary, don't miss the opportunity to make this well-appointed two-bedroom second-floor apartment your home, offering a perfect blend of modern living and convenience.

## Key Features

- SOLD VIA MODERN METHOD OF AUCTION
- ENSUITE
- ALLOCATED PARKING
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN
- TWO BEDROOMS
- OPEN PLAN LOUNGE KITCHEN DINER
- CLOSE TO AMENITIES
- VIEWING ADVISED

## Rooms and Dimensions

### COMMUNAL LOBBY

### THROUGH HALLWAY

### LOUNGE DINER

14'1" x 10'3" (4.30m x 3.14m)

### STUDY / DINING

7'8" x 7'4" (2.34m x 2.24m)

### KITCHEN

7'3" x 6'10" (2.23m x 2.10m)

### BEDROOM TWO

11'11" x 11'11" (3.65m x 3.65m)

### BEDROOM ONE

15'6" x 8'10" (4.74m x 2.70m)

### FAMILY BATHROOM

### COMMUNAL GARDENS

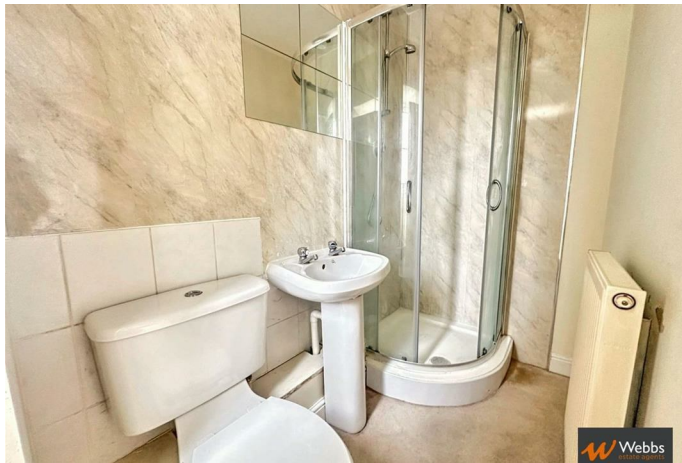
### ALLOCATED & VISITOR PARKING

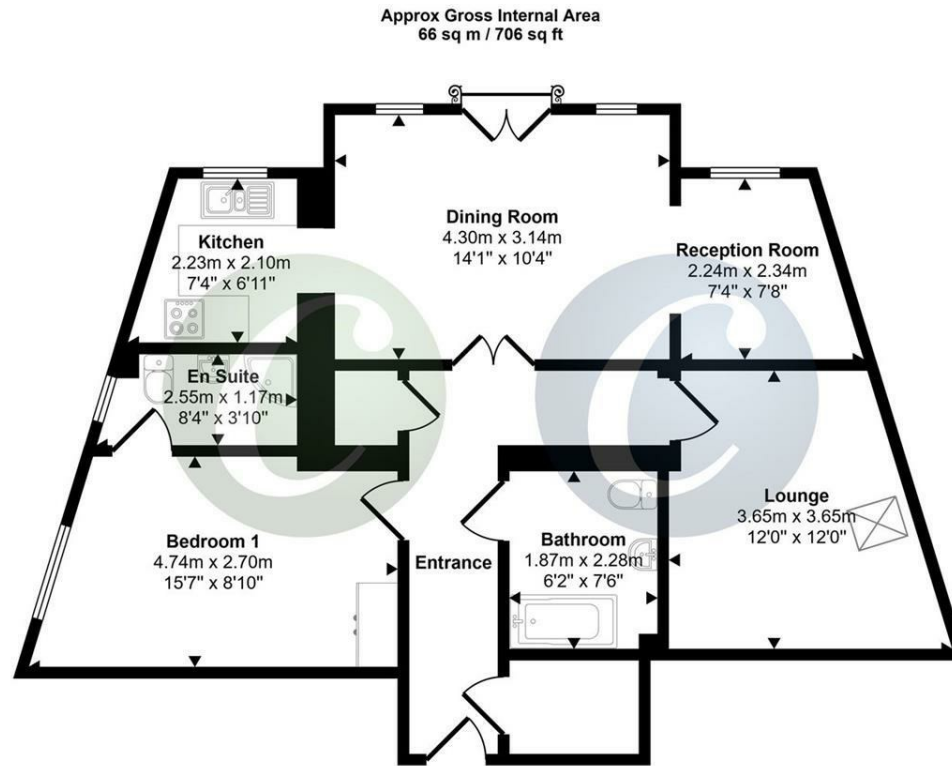
### AGENTS NOTES

### Identification Checks (R)

### Auctioneers Comments (R)







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs <b>100-91</b> <b>A</b>		Best environmental impact - lower CO <sub>2</sub> emissions <b>100-91</b> <b>A</b>	
<b>90-81</b> <b>B</b>		<b>90-81</b> <b>B</b>	
<b>80-65</b> <b>C</b>		<b>80-65</b> <b>C</b>	
<b>64-55</b> <b>D</b>		<b>64-55</b> <b>D</b>	
<b>54-45</b> <b>E</b>		<b>54-45</b> <b>E</b>	
<b>44-35</b> <b>F</b>		<b>44-35</b> <b>F</b>	
<b>34-20</b> <b>G</b>		<b>34-20</b> <b>G</b>	
Minimum energy efficiency - higher energy costs		Minimum environmental impact - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	