

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

- (1) Excluding bailouts and rescues
- (2) Calculations reference the PIS MPS
- (3) Standard measurements are approached differently and not to scale. This floor plan is intended for illustration only.
- (4) The GIAFFE360

The floor plan illustrates the layout of a house with the following dimensions:

- Hallway:** 3'5" x 10'7" (1.06 x 3.24 m)
- Bedroom 2:** 2'8.1" x 2'1.9" (9'2" x 7'2")
- Bedroom 1:** 2'7.6" x 3'3.9" (9'0" x 11'1")
- Bathroom:** 1'8.8" x 1'6.9" (6'2" x 5'6")
- Kitchen:** 2'7.9" x 1'6.9" (9'1" x 5'6")
- Lounge:** 4'3" x 12'11" (14'3" x 3'9.5 m)

green

Tamworth | 01827 68444 (option 1)



- TOWN CENTRE
- 1ST FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LOUNGE TO KITCHEN
- BALCONY
- ALLOCATED PARKING



Alexandra Mews, Tamworth, B79 7HT

£105,000

Property Description

A well presented first floor two bedroom apartment with allocated parking, front door into:-

COMMUNAL ENTRANCE Secure entry with stairs leading to the apartment and front door into:-

HALLWAY Storage heater, door into:-

BEDROOM TWO 9' 2" x 7' 2" (2.79m x 2.18m) Double glazed window to front and storage heater.

BEDROOM ONE 9' x 11' 11" (2.74m x 3.63m) Double glazed window to front, storage heater.

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) Bath, tiled walls, pedestal wash hand basin, low level w.c.

SPACIOUS LOUNGE 14' 3" x 12' 11" (4.34m x 3.94m) Opens to the kitchen with double glazed patio doors leading to a balcony.

KITCHEN 9' 1" x 5' 6" (2.77m x 1.68m) Wall and base units and work surfaces, sink with mixer tap, electric cooker, plumbing for washing machine, double glazed window to front.

Council Tax Band A - Tamworth

Predicted mobile phone coverage and broadband services at the property. Mobile coverage for:

EE and Three - good outdoor and in-home
O2 and Vodafone - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 123 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps.

Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the

right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 64 years remaining. Service Charge is currently running at £1228.90 per annum and is reviewed every 33 years. The Ground Rent is currently running at £200 per annum and is reviewed every 33 years. However we are still awaiting confirmation from the vendors' Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

