



# Nightingale Court, Nightingale Walk, Burntwood, WS7 9QR

Offers Over £200,000

2 1 1



Enjoy stylish and convenient living in this beautifully presented two-bedroom apartment in a Grade I listed building, perfectly situated in the desirable area.

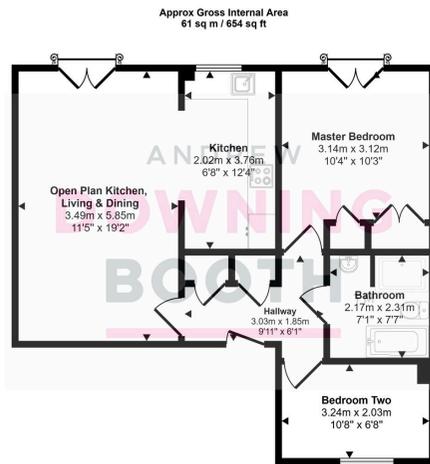
Nestled within a well-maintained development, this superb apartment offers a modern and relaxed lifestyle. The location provides excellent access to local amenities and recreational facilities, ensuring all your daily needs are met with ease. Commuters will appreciate the convenient transport links, connecting you effortlessly to surrounding areas. The communal grounds offer a pleasant open space, contributing to a tranquil living environment.

Step inside this impressive apartment to an inviting entrance hall, leading to the true heart of the home: a spacious open-plan living, dining, and kitchen area. This bright space is ideal for both relaxation and entertaining, boasting an integrated kitchen with a full range of appliances. The apartment features two well-proportioned bedrooms, including a master bedroom with generous built-in wardrobes. A contemporary family bathroom completes the interior. Outside, the property benefits from meticulously landscaped communal grounds and allocated parking.

This exquisite apartment truly offers a beautiful opportunity for modern living. Arrange a viewing today to experience its charm and convenience.

The property is leasehold with 102 years remaining on the lease with the service charge being around £184.43 and the ground rent being £271.57 per annum. All tenure information provided is in good faith only and should ultimately be verified by any prospective buyer's solicitor.





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.

- Two Bedroom Top Floor Apartment In Grade I Listed Building
- Contemporary Style Family Bathroom
- One Allocated Parking Space
- Council Tax Band: B
- Beautifully Presented Open Plan Kitchen, Living & Dining Area
- Sitting In Stunning Landscaped Communal Grounds
- EPC Rating: C

