





A beautifully presented and fully refurbished two-bedroom ground floor apartment, offered for sale with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, investors or those looking to downsize. Situated within a well-maintained development close to Cannock Chase and a wide range of local amenities, this move-in-ready home combines modern upgrades with practical, low-maintenance living.

The accommodation comprises a secure communal entrance leading to a private hallway with useful storage, a bright and spacious open-plan lounge, dining and kitchen area, two generous double bedrooms, and a contemporary bathroom. The modern fitted kitchen features a range of wall and base units, integrated cooking appliances and space for additional white goods, with a recently installed washing machine included within the sale.

The property has undergone a programme of improvements, including full redecoration throughout, new flooring, a replacement front door and a fully serviced and repaired heating system, ensuring the apartment is ready for immediate occupation. Further benefits include gas central heating, a secure entry system and approximately 105 years remaining on the lease.

Externally, the property enjoys a designated parking space together with visitor parking and a landscaped patio seating area to the front, providing an attractive outdoor space to relax and unwind.

Ideally positioned in Hednesford, the apartment is just a short distance from Cannock Chase, an Area of Outstanding Natural Beauty, while also being conveniently located for Hednesford town centre, Cannock and Rugeley. Excellent transport links are nearby, including the A34, A460, A5 and M6 Toll, along with rail services from Hednesford and Cannock stations, making it an excellent choice for commuters.

Viewing is highly recommended to fully appreciate the standard of accommodation and convenient location on offer.



Entrance

Accessed via a secure entrance door with alarm control panel, leading into the private hallway and the main accommodation.

Hallway

The hallway features a central heating radiator, smoke alarm, remote entry system and a useful built-in storage cupboard housing the electrical consumer unit. Internal doors provide access to all principal rooms.

Living/Dining Kitchen

A bright and spacious open-plan living area with a UPVC double-glazed window to the front elevation. The room benefits from television and telephone points, TV aerial connection and a central heating radiator.

The kitchen is fitted with a range of contemporary wall and base units complemented by roll-edge work surfaces. Integrated appliances include a gas hob with extractor hood, electric oven and grill, and a stainless-steel sink with mixer tap. There is plumbing and space for additional white goods, together with two central heating radiators and an extractor fan.

Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, telephone point and TV aerial connection.

Bedroom Two

A versatile second bedroom with a UPVC double-glazed window to the front elevation, central heating radiator and TV aerial point. A built-in cupboard houses the gas-fired combination boiler.



Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin and panelled bath with shower over. Additional features include tiled splashbacks, a frosted UPVC double-glazed window to the side elevation, central heating radiator and extractor fan.

Leasehold Information

Management Company: Moorland Estate Management
105 years left on the lease.

The current ground rent is £200 per annum, and the annual service charge is £1,900.



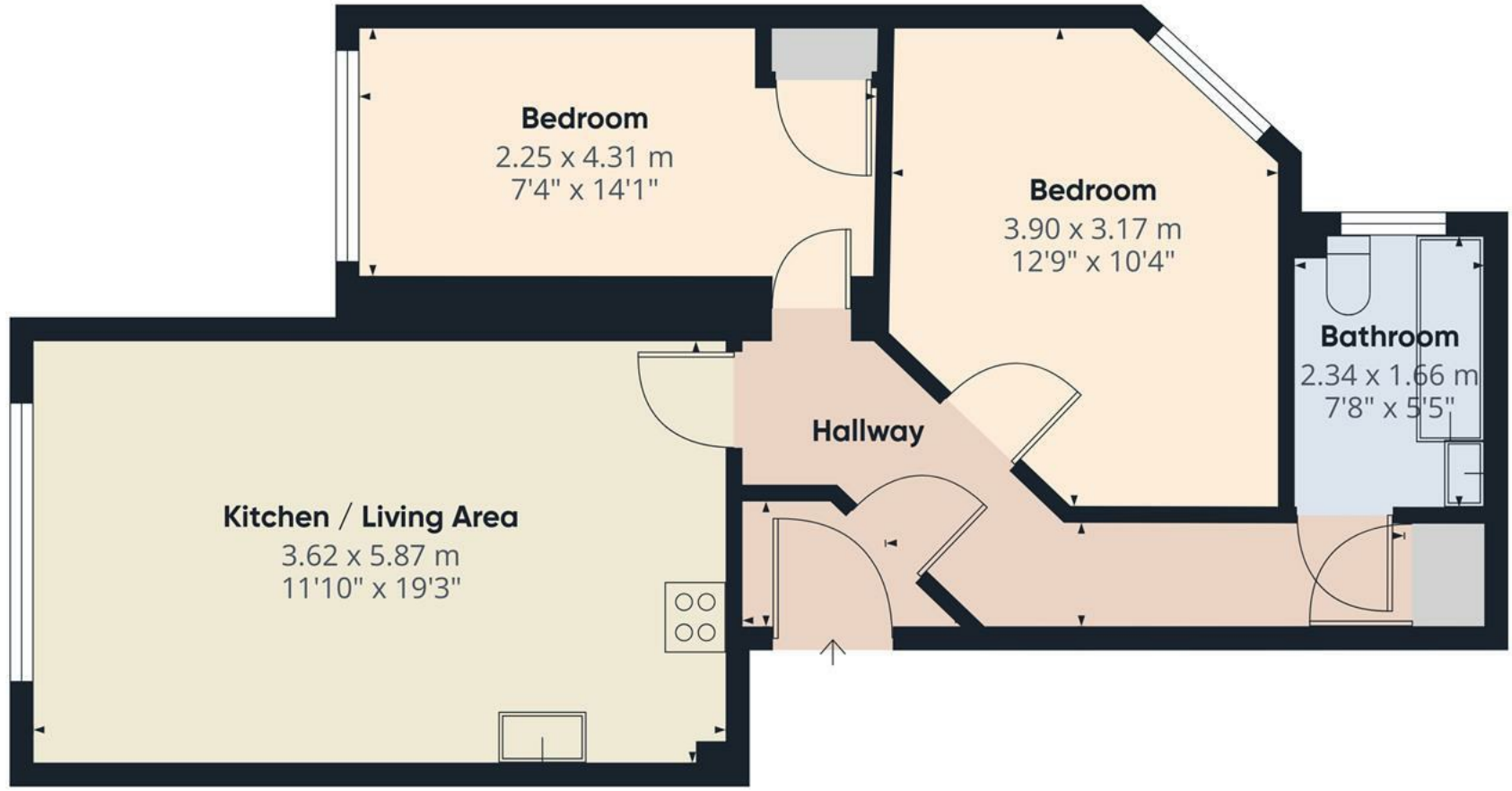




ABODE







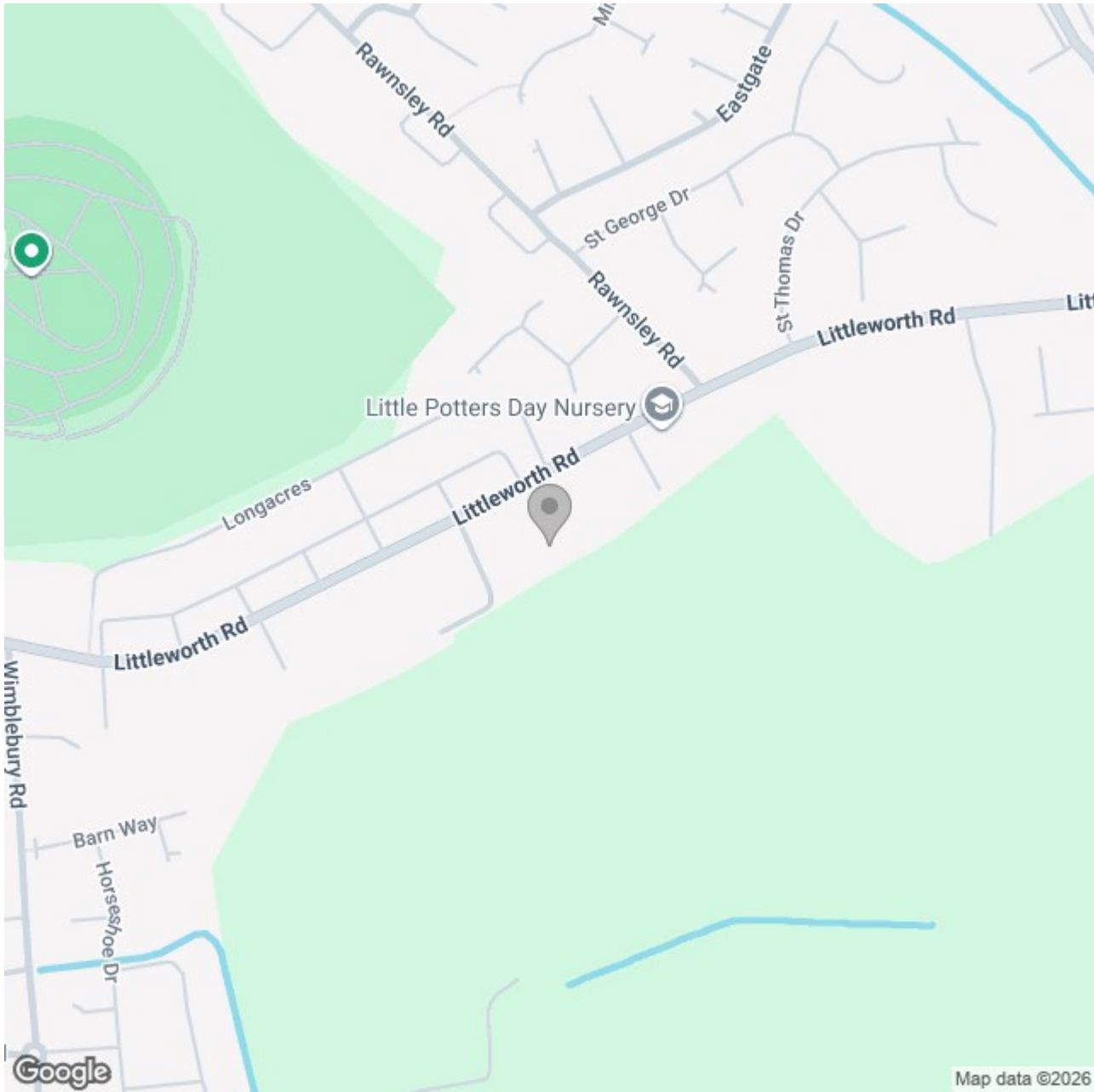
Approximate total area⁽¹⁾
54.2 m²
582 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC