



**PAUL
CARR**
Estate Agents

Flat 83 Saxon Mill Lane,
Tamworth, B79 7JJ

£130,000

£130,000



Are you looking for a stylish and contemporary apartment in heart of Tamworth, close to the historic Tamworth Castle, popular Drayton Manor Resort and year-round leisure at SnowDome, then look no further!

This one-bedroom with a well fitted kitchen and bathroom top floor apartment is truly a fantastic opportunity for first time buyers, investors, and anyone looking for a lock up and leave! Viewing Highly Recommended!

Externally the apartment enjoys one allocated parking space.

The town centre offers a variety of cafés, shops and everyday amenities, alongside attractive parks and green spaces.

Excellent transport links include nearby Tamworth railway station, providing direct services to Birmingham, Nottingham and London, making the location ideal for commuters and families alike.





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.

Property Specification

Top floor apartment
Modern throughout
1 DOUBLE bedroom
Well fitted kitchen
1 allocated parking space

Hall

Living Room
3.66m (12') max x 3.45m (11'4")

Kitchen
2.79m (9'2") x 2.11m (6'11")

Bedroom 1
2.94m (9'8") x 2.46m (8'1")

Bathroom

One allocated parking space

Viewer's Note:

Services connected: tbc
Council tax band: A
Tenure: tbc
Ground Rent: tbc
Service Charge: tbc

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

