

15 GENDLE COURT, THOMAS STREET
TAMWORTH, B77 3PS



- * OPEN PLAN LIVING SPACE
- * KITCHEN WITH OVEN, HOB AND FRIDGE
- * ONE DOUBLE BEDROOM
- * ELECTRIC HEATING
- * ELECTRIC GATED ACCESS WITH ALLOCATED PARKING SPACE
- * COUNCIL TAX BAND A
- * EPC RATING C

PURCHASE PRICE £125,000

TELEPHONE 01827 66686

www.caldersproperty.com

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These particulars do not constitute any part of an offer or a contract.
All statements contained in these particulars as to this property are made without responsibility on the part of Calders Residential for the vendors. None of the statements contained within these particulars as to this property are to be relied upon as statement or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Calders Residential nor any person in their employment to make or give, any representation or warranty in relation to this property.

1 Victoria Road, Tamworth
Staffordshire B79 7HL

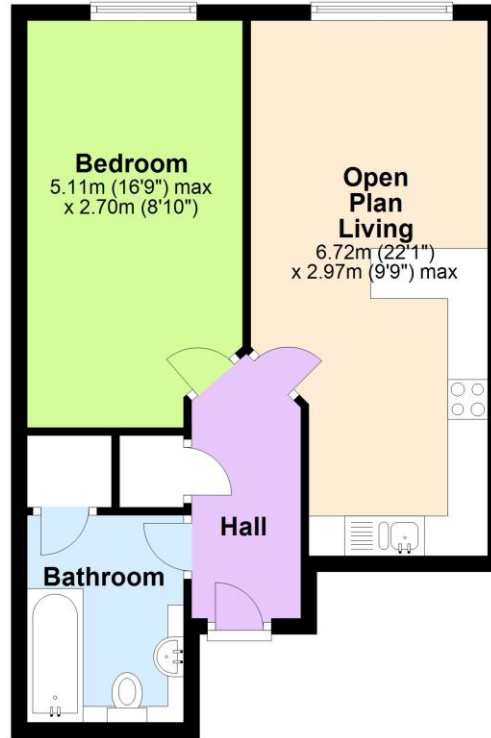
email: enquiries@caldersproperty.com





Second Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 44.0 sq. metres (473.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Calders Residential are pleased to bring to the market this well presented one bedroom second floor apartment conveniently located for access into the centre of Tamworth where you can find a wealth of amenities including Ventura Retail Park and other local shopping facilities, good transport links to the M42 and A5 and local schools. Ideally suited to a first time buyer or investor looking to add to their portfolio.

In brief the property comprises of an entrance hall with storage, an open plan living area with a kitchen area that benefits from an integrated oven, hob, extractor fan, fridge and space for a free standing washing machine. There is a double bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The property benefits from electric entrance gates to the development and a sheltered allocated parking bay.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

1. TENURE

The property is leasehold. We understand that the property is held on a Lease of 99 years from 25th June 2005.
(We would advise prospective purchasers to make their own enquiries to the sellers solicitors prior to exchange of contracts.)
2. SERVICE CHARGE

There is a service charge payable for this property which maintains the communal areas and the buildings insurance. The latest service charge demand covers the period 1st July 2023 to 31st December 2023 at £309.42 for the six month period.
3. LOCAL AUTHORITY

Tamworth Borough Council,
Marmion House, Lichfield Street, Tamworth.
4. COUNCIL TAX

We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Government Web Site at www.tax.service.gov.uk/check-council-tax-band).
5. FURTHER INFORMATION

Please note that the agents have not tested the heating system or any appliance within this property and purchasers should make their own enquiries and inspections.

Please note that items shown within the photographs are not necessarily included within the sale.

The information given in these particulars is intended to help you decide whether you wish to view this property. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the vendors what items (for example fixtures and fittings) will be included in the sale.