



## Balfour, Tamworth

- EASY ACCESS TO TAMWORTH TOWN CENTRE
- ONE BEDROOM
- THIRD FLOOR FLAT
- 119 YEAR LEASE

Offers Over £90,000

**HUNTERS®**

HERE TO GET *you* THERE

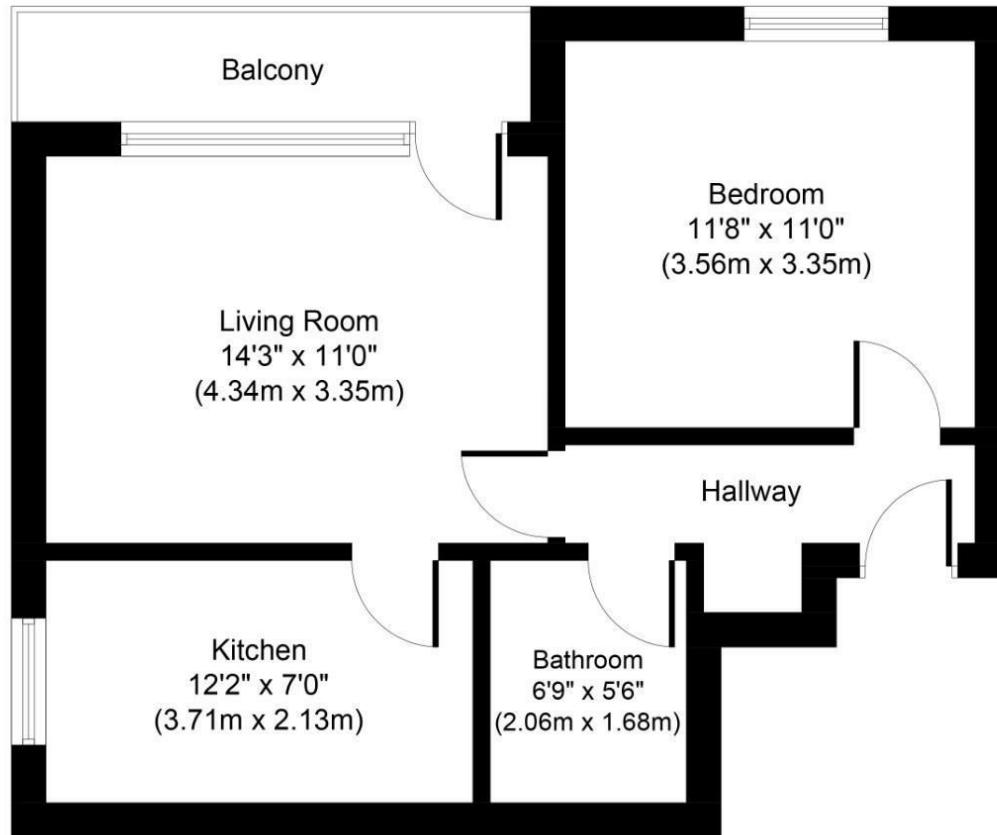
# Balfour, Tamworth

## DESCRIPTION

FOR SALE WITH NO ONWARD CHAIN is this charming one bedroom apartment. Located within Tamworth Town Centre and with stunning views of Tamworth Castle, Church and Ankerside shopping centre the property is an ideal home for investors, first time buyers or homeowners looking to downsize. In brief the property comprises; kitchen, living room, one bedroom and a shower room.







**Approximate Floor Area**  
**469 Sq. ft.**  
**(43.6 Sq. m.)**

Whilst 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 for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

6 Victoria Road, Tamworth, B79 7HL

Tel: 01827 66277 Email:

[tamworth@hunters.com](mailto:tamworth@hunters.com) [https://www.hunters.com](http://www.hunters.com)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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