

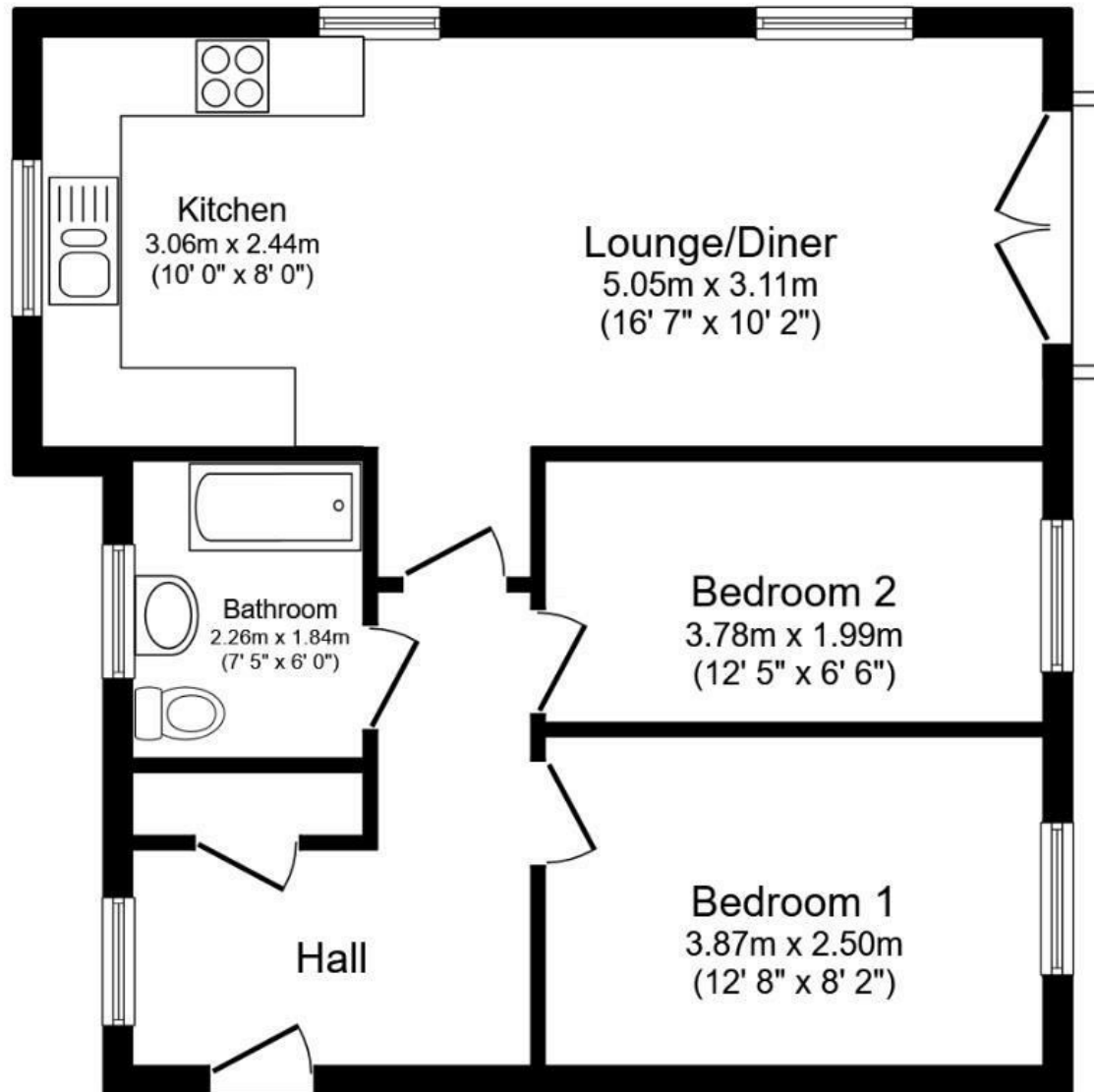


24 Langley Way, Hawksyard, Rugeley, WS15 1SU

Offers In Excess Of £120,000

perfect for first time buyers is this two bedroomed second floor apartment on the popular Hawksyard development in Rugeley. Offered for sale under Lichfield District Councils discounted market scheme means you can buy 100% of the property at 80% of the value making it a great first step onto the property ladder. Also benefitting from having NO UPWARD CHAIN. Accommodation comprises of; Communal Entrance, Hallway, Open Plan Living, Dining and Kitchen, Two Bedrooms and a Bathroom. Allocated Parking. UPVC double-glazing and Gas Central Heating. EPC rating - C

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Floor Plan

Floor area 56.0 sq.m. (603 sq.ft.)

Total floor area: 56.0 sq.m. (603 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Communal Entrance

accessed via a secure front entrance door with an intercom system. There are post boxes for the apartments and stairs leading to the second floor

Hallway

having a generous fitted storage cupboard. Two ceiling light points, radiator and a UPVC double-glazed window to the rear aspect

Open Plan Living/Dining and Kitchen

the living/dining area has two ceiling light points, two radiators, two UPVC double-glazed windows to the side aspect and UPVC double-glazed French doors onto the Juliette balcony

the kitchen comprises of a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink with drainer. Electric oven with a gas hob and extractor hood, space for a free standing fridge-freezer, space with plumbing for a dishwasher and space with plumbing for a washing machine. Ceiling light point, cupboard housing the central heating boiler and a UPVC double-glazed window to the rear aspect

Bedroom One

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bathroom

having a panelled bath with a mains powered overhead shower fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator, part tiling to walls and a UPVC double-glazed window to the rear aspect

Outside

the property has an allocated parking space

LEASE DETAILS

the property is LEASEHOLD with approximately 990 years remaining

There is an annual ground rent charge of £150.00

There is an annual Service charge of £1,200 which covers maintenance of the communal areas, communal lighting and the buildings insurance

DISCOUNTED MARKET SCHEME

Lichfield District Council offers a Discount Market Sale (DMS) scheme to help eligible residents purchase homes that would otherwise be unaffordable on the open market. This scheme allows individuals to buy a property at a discounted price, making homeownership more accessible.

Key aspects of the scheme:

Eligibility: The scheme is designed for residents who need affordable housing and meet specific criteria set by the council.

Discounted Price: Purchasers acquire properties at a price lower than the open market value, making them more affordable.

Homeownership: The scheme supports residents in achieving their homeownership goals.

Local Connection: Often, priority is given to individuals with a local connection to Lichfield District.

AGENTS NOTE

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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. 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.

