

# HUNTERS®

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## Cannock Road

Heath Hayes, Cannock, WS12 3HZ

Asking Price £135,000



Council Tax: B

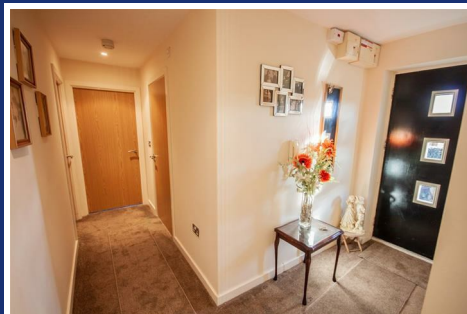




# Flat 1, The Heath Cannock Road

Heath Hayes, Cannock, WS12 3HZ

Asking Price £135,000



## HALL

having a side entrance door, telephone intercom, inset ceiling spot lights and double width storage cupboard.

## LIVING ROOM

17'3" 10'7" (13'4" max) (5.26m 3.23m (4.06m max))  
having sealed unit double glazed French Doors to the front, 2 electric radiators, TV socket and telephone point.

## KITCHEN

9' 6" x 6' 8" (2.74m 1.83m x 1.83m 2.44m)  
fitted with a range of base, drawer and wall mounted units, round edge work surface incorporating a stainless steel sink top and drainer, 4 ring electric hob, electric oven with cooker hood above, integrated washing machine, fridge/freezer, tiled splashbacks and inset ceiling spotlights.

## BEDROOM 1

11'1" x 9'6" (3.38m x 2.90m)  
with sealed unit double glazed rear French Doors, electric radiator, TV socket, built in wardrobe with sliding doors, hanging rail and shelf.

## BEDROOM 2

9'10" x 9'1" (6'7" min) (3.00m x 2.77m (2.01m min))  
with a sealed unit double glazed rear window and electric radiator.

## WET ROOM

fitted with an electric shower, low level W.C., hand basin, ceramic tiled splashbacks, extractor fan, inset ceiling spotlights, sealed unit double glazed side window, airing cupboard containing the Mega Flow hot water cylinder with immersion heater and shelf.

## OUTSIDE

The property has a parking space within a gated car park. A path from the carpark leads past an enclosed front patio area, to side entrance door. At the rear there is a paved patio area and communal lawned gardens.

## ADDITIONAL INFORMATION

### TENURE

The are advised the property is Leasehold.  
The lease runs for a period of 999 years from 1st April 2005 to 1st April 3004.  
There are currently 981 years Remaining.  
Ground Rent is £150 Per Annum  
Ground Rent Reviews  
01-01-2031 to 31-12-2025 - £225 Per Annum  
01-01-2056 to 31-12-2080 - £450 Per Annum  
and thereafter the rent shall be reviewed every twenty-fifth anniversary by an amount equal to the proportionate increase in the Retail Price Index from the date of the rent review until the date of the current review.

### SERVICE CHARGE

£1,459.34 per annum  
This is subject to confirmation by the vendors solicitors.



Road Map



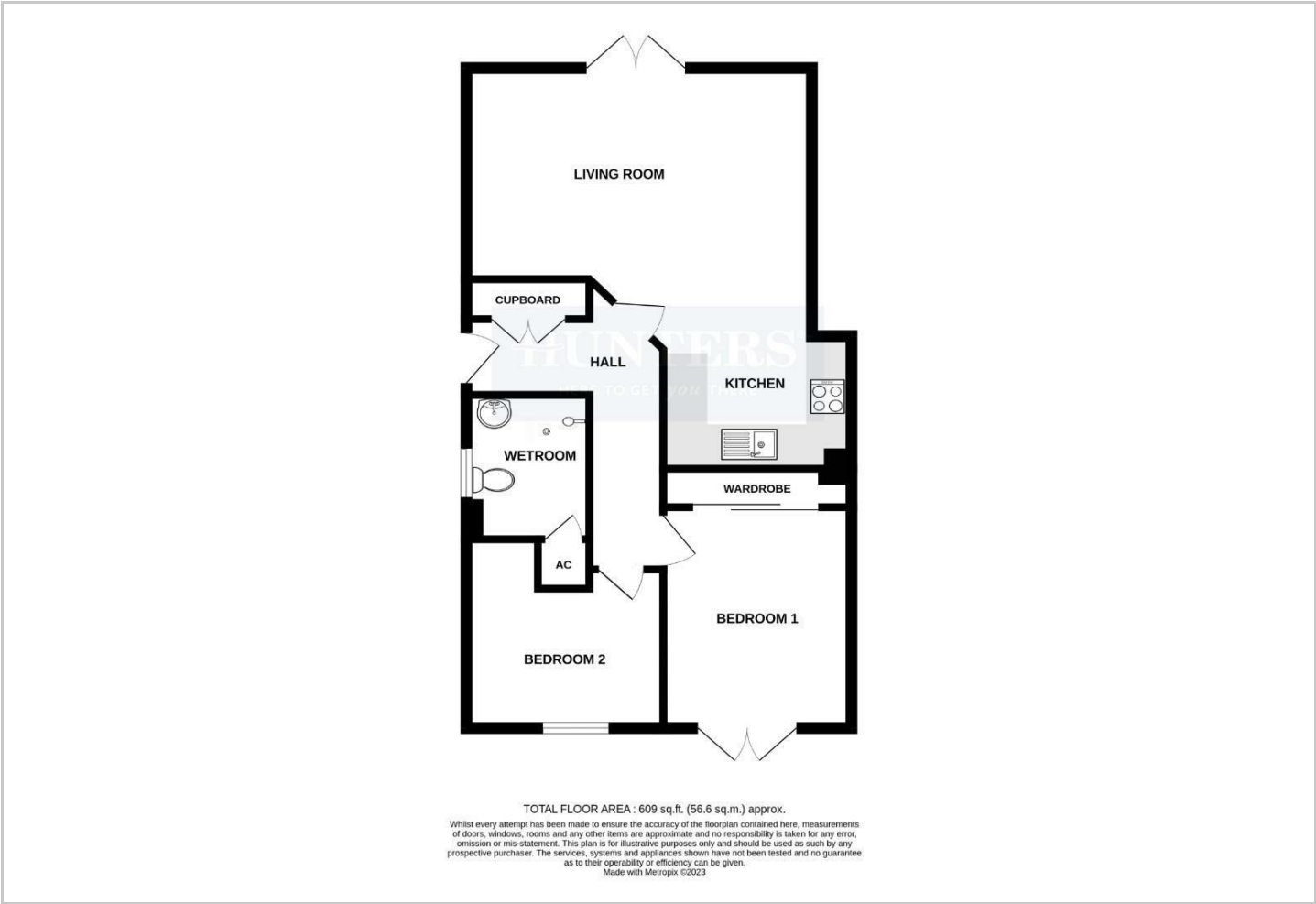
Hybrid Map



Terrain Map



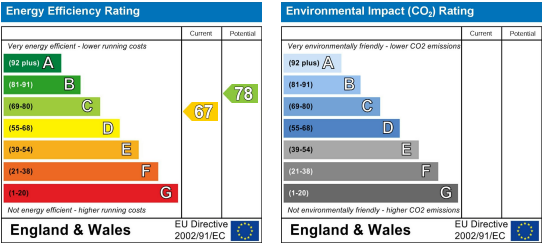
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.