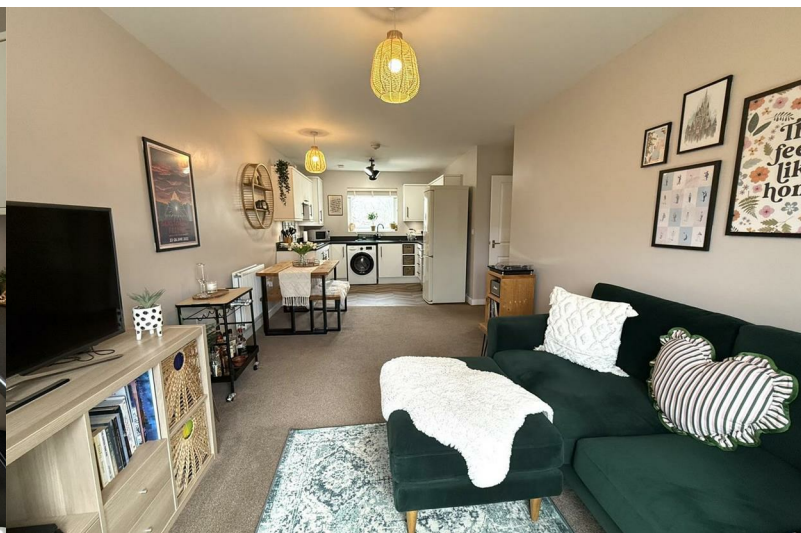




## 28 Langley Way

Hawksyard Estate, Rugeley, WS15 1SU

**£125,000**

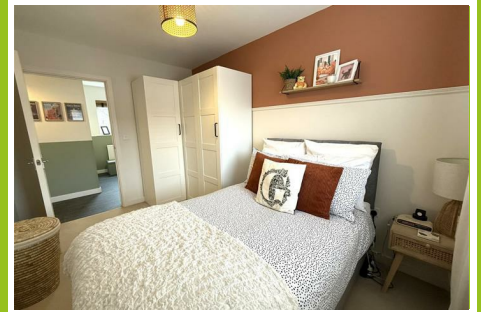




# 28 Langley Way

Hawksyard Estate, Rugeley, WS15 1SU

**£125,000**



## Communal Hallway

Approached from front entrance door security system fitted with the apartment being located to the first floor.

## Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, useful storage cupboard and upvc double glazed window to rear aspect.

## Fitted Kitchen

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Ceiling light point, wall mounted boiler, radiator and upvc double glazed window to rear aspect.

## Lounge Area

Having two ceiling light points, radiator and upvc double glazed French doors to Juliet Balcony.

## Bedroom One

Having ceiling light point, radiator and upvc double glazed window to front aspect.

## Bedroom Two

Having ceiling light point, radiator and upvc double glazed window to front aspect.

## Bathroom

Comprising panelled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to rear aspect.

## Outside

The property having one allocated parking space with further visitors parking available. Communal bin store and Gardens.

## Agents Notes

The Property is being sold at 80% of the market value under the 'Discounted Market Sale Scheme'. There are requirements that you must meet to qualify to purchase under this scheme as follows. You need to be living in or have connections with either Cannock Chase or Lichfield District. You cannot already own a property and you must have an income, assets, savings or investments less than £60,000. For more information please contact the office on . Please note: 100% of the property is owned by purchaser

The property is Leasehold with approx 990 years remaining.

Ground rent is £150 for the year and the service charge is £100.00 per month.

## Agents Note

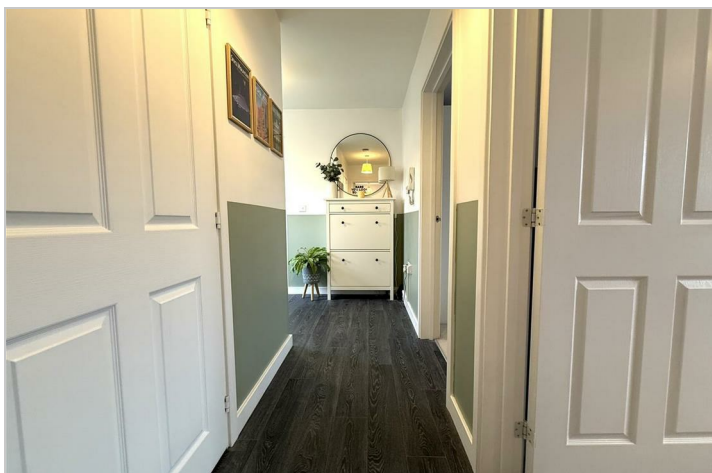
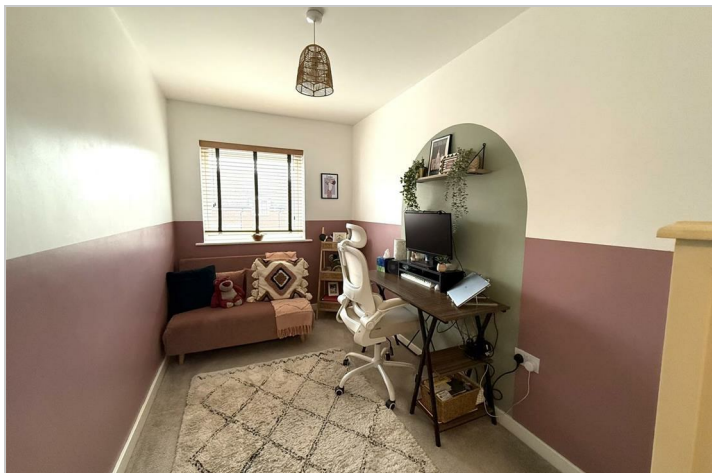
Agents Notes;

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are

excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.  
Money Laundering;  
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



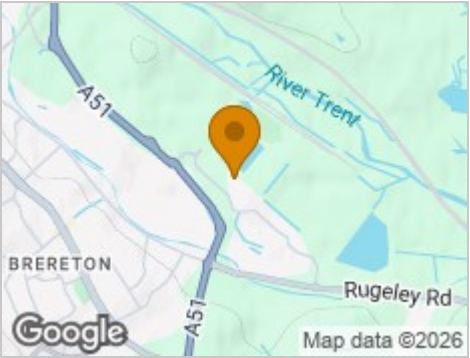
Road Map



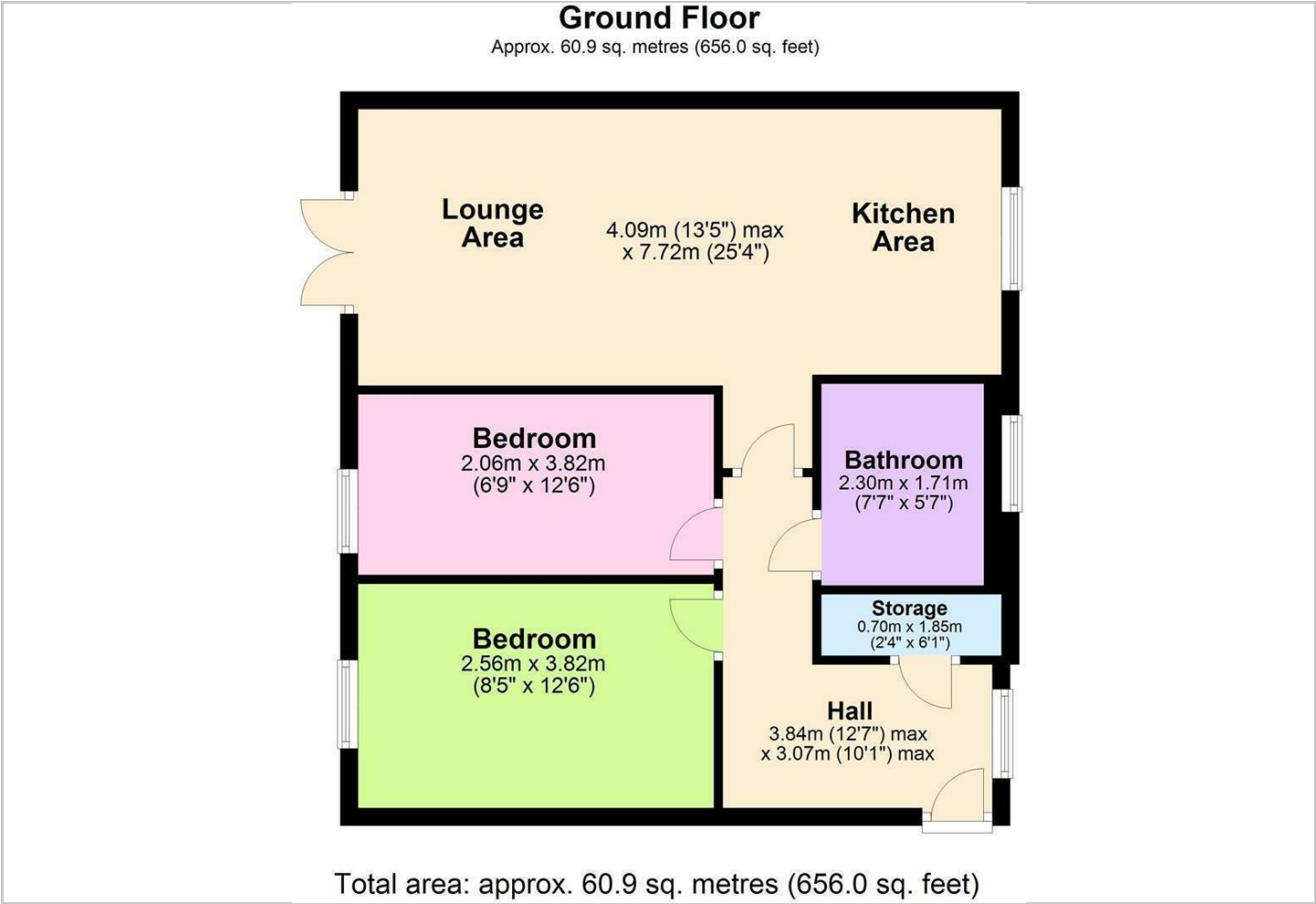
Hybrid Map



Terrain Map



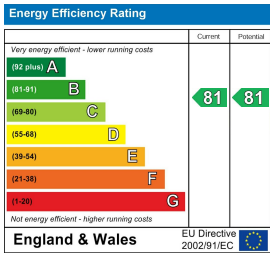
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.