



## 4 Brereton Mews Main Road

Brereton, Rugeley, WS15 1DX

**Guide price £126,000**



Chase Owl are pleased to market this well presented two bedroom first floor apartment. Being ideal for Investors or First Time Buyers. Offered with NO UPWARD CHAIN, walking distance to local amenities and with allocated parking to rear. Entrance Hallway, Lounge open plan to Fitted Kitchen, Two Bedrooms and Bathroom. Parking to rear with Communal Gardens.



### Communal Hallway

Having communal stairs to First Floor Landing.

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and tiled flooring.

### Open plan Kitchen to Lounge 15'11" x 13'11" (4.85m x 4.24m)

Lounge Area; Having ceiling light point, laminate flooring, two radiators and window to rear aspect.

Kitchen Area; Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with hob and extractor hood over, space with plumbing for washing machine and wall mounted combination boiler. Ceiling light point, laminate flooring and window to rear aspect.

### Bedroom One 12'3" x 9'0" (3.73m x 2.74m)

Having ceiling light point, radiator and two windows to front aspect.

### Bedroom Two 10'0" x 6'8" (3.05m x 2.03m)

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

### Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, extractor fan, tiled flooring with part tiling to walls and window to side aspect.

### Outside

The apartment has one allocated parking space to the rear of the property with extra visitor spaces available.

### Agents Note

The property is LEASEHOLD with a 999 year lease, starting September 2006.

Ground Rent; approx £100.00 per annum (January)

Service Charge ; approx £582.92 per half year (January/July)

### 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.

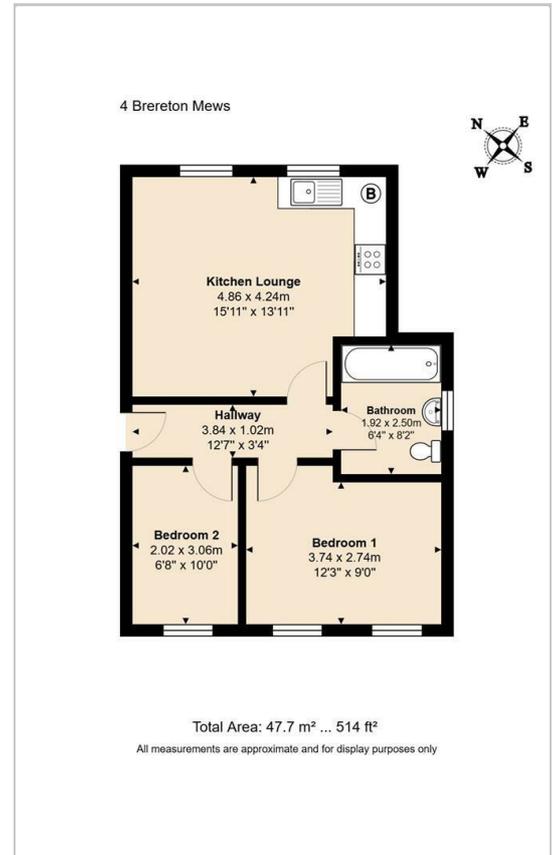
### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

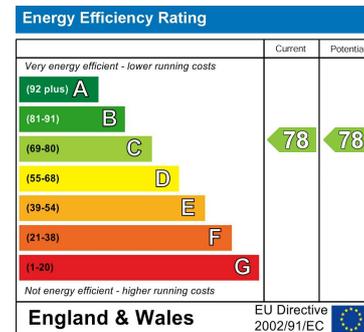
### Area Map



### Floor Plans



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

