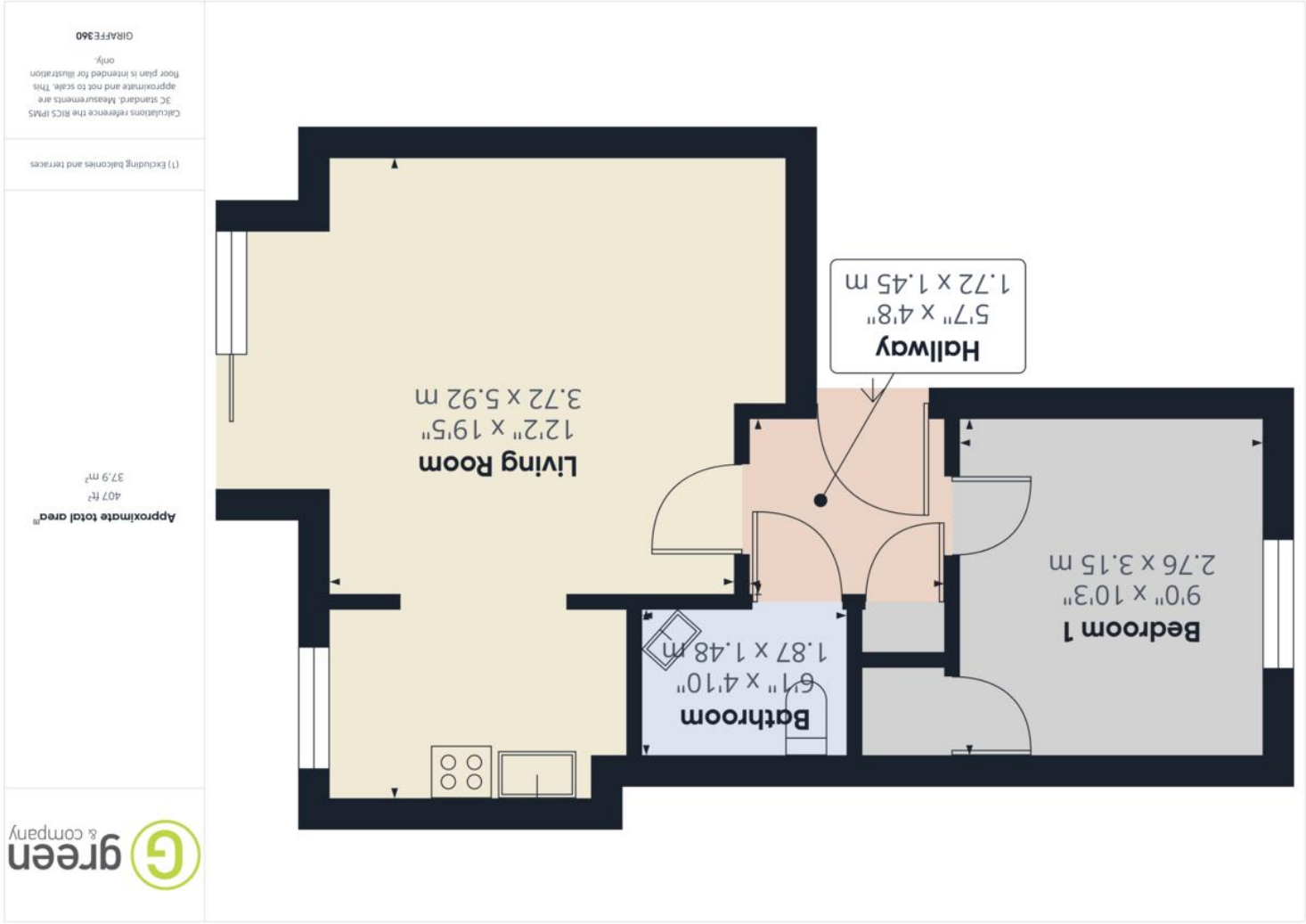


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.

Tamworth | 01827 68444 (option 1)



- GROUND FLOOR
- TOWN CENTRE
- ONE BEDROOM
- OPEN PLAN KITCHEN TO LOUNGE
- ALLOCATED PARKING



Alexandra Mews, Tamworth, B79 7HT

£105,000





## Property Description

A one bedroom ground floor apartment.

Approach via communal entrance and front door into the apartment.

### HALLWAY

BEDROOM ONE 9' 0" x 10' 3" (2.74m x 3.12m) Double glazed window to front, electric radiator, wardrobe.

WALK-IN WET ROOM 6' 1" x 4' 10" (1.85m x 1.47m) Having heated towel rail, low level wc, electric shower over, fully tiled walls, pedestal wash hand basin.

OPEN PLAN KITCHEN TO LOUNGE 12' 2" x 19' 5" (3.71m x 5.92m) Having a range of wall and base units, work surfaces, hob, oven and extractor, sink with mixer tap, double glazed window to front, space for dishwasher, plumbing for washing machine, space for fridge/freezer, sliding doors leading to garden area.

Lounge area - having feature fireplace and electric heater.

Allocated parking space to the front.

Council Tax Band A - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 18 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 145 Mbps.  
Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps.  
Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 66 years remaining. Service Charge is currently running at £964 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at (to be confirmed) and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444