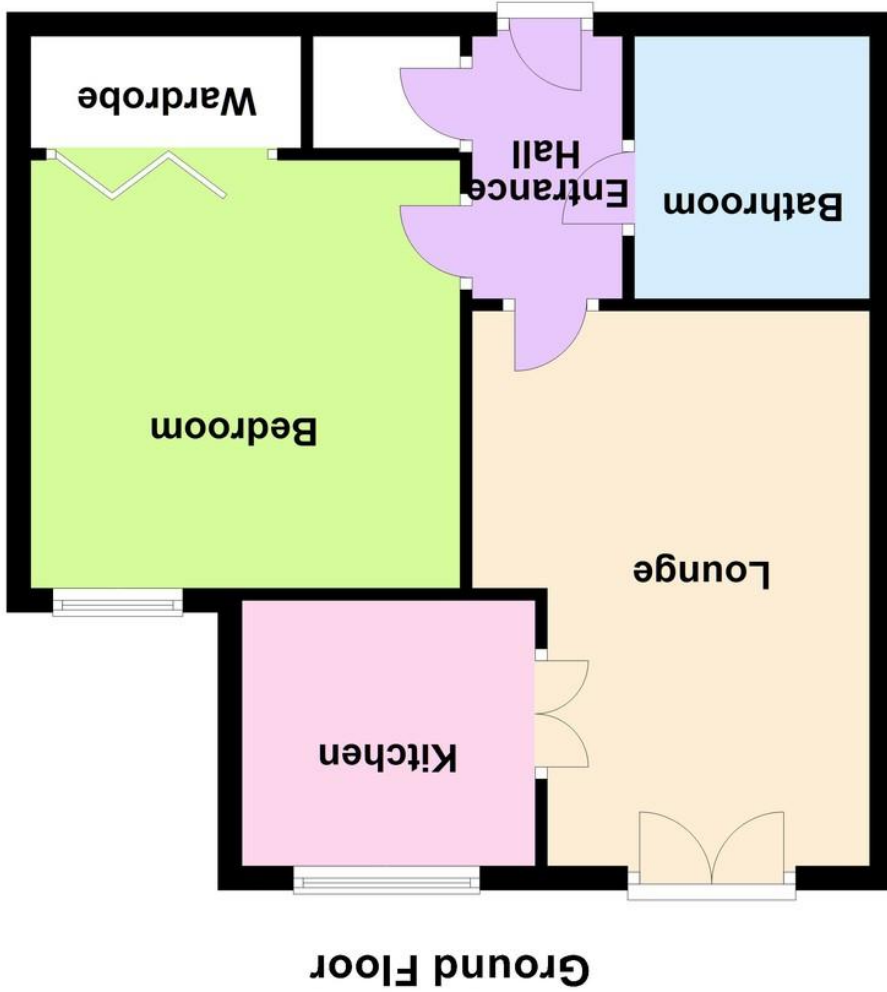
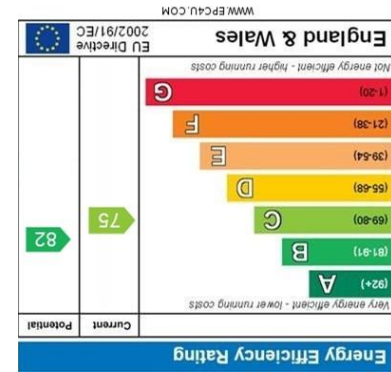


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- RETIREMENT APARTMENT
- TOWN CENTRE LOCATION
- FRESHLY DECORATED
- NEWLY FITTED CARPETS
- JULIETTE BALCONY
- LOUNGE DINER



Penny Court, Rosy Cross, Tamworth, B79 7QT

Offers in excess of £130,000



Property Description

Occupying a first floor position overlooking the gardens, this beautifully presented apartment provide an excellent lifestyle opportunity.

Rosy Cross is situated just off Albert Road in the centre of town convenient for every amenity.

The apartment is part of this development built and operated by McCarthy and Stone for the over 60's and incorporates a resident's lounge and communal laundry. There is 24 hour emergency call together with an onsite development Manager meaning that security is of the highest order.

Viewing is highly recommended. With the advantage of no upward chain the property in more detail comprises:-

ENTRANCE HALL Door leads in from communal hallway, door to storage cupboard, ceiling light point, doors leading off to all rooms.

LOUNGE 19' 8" x 11' 3" (5.99m x 3.43m) Double glazed French door to Juliette balcony overlooking communal gardens, double doors leading to kitchen, two ceiling light points, feature fireplace with electric fire, night storage heater.

KITCHEN 9' 1" x 5' 11" (2.77m x 1.8m) Fitted with a range of base units under a rolled edge work surface with further matching wall units, fitted hob with extractor hood over, fitted oven, double glazed window to rear, ceiling light point

BEDROOM 15' 7" x 8' 8" (4.75m x 2.64m) Double glazed window to rear, built-in double wardrobe with mirror front, night storage heater, ceiling light point.

BATHROOM Suite comprising of panelled bath with shower over, low level wc, wash basin and ceiling light point.

Council Tax Band B - Tamworth

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 107 years remaining. Service Charge is currently running at £3,029 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £395 per annum 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444