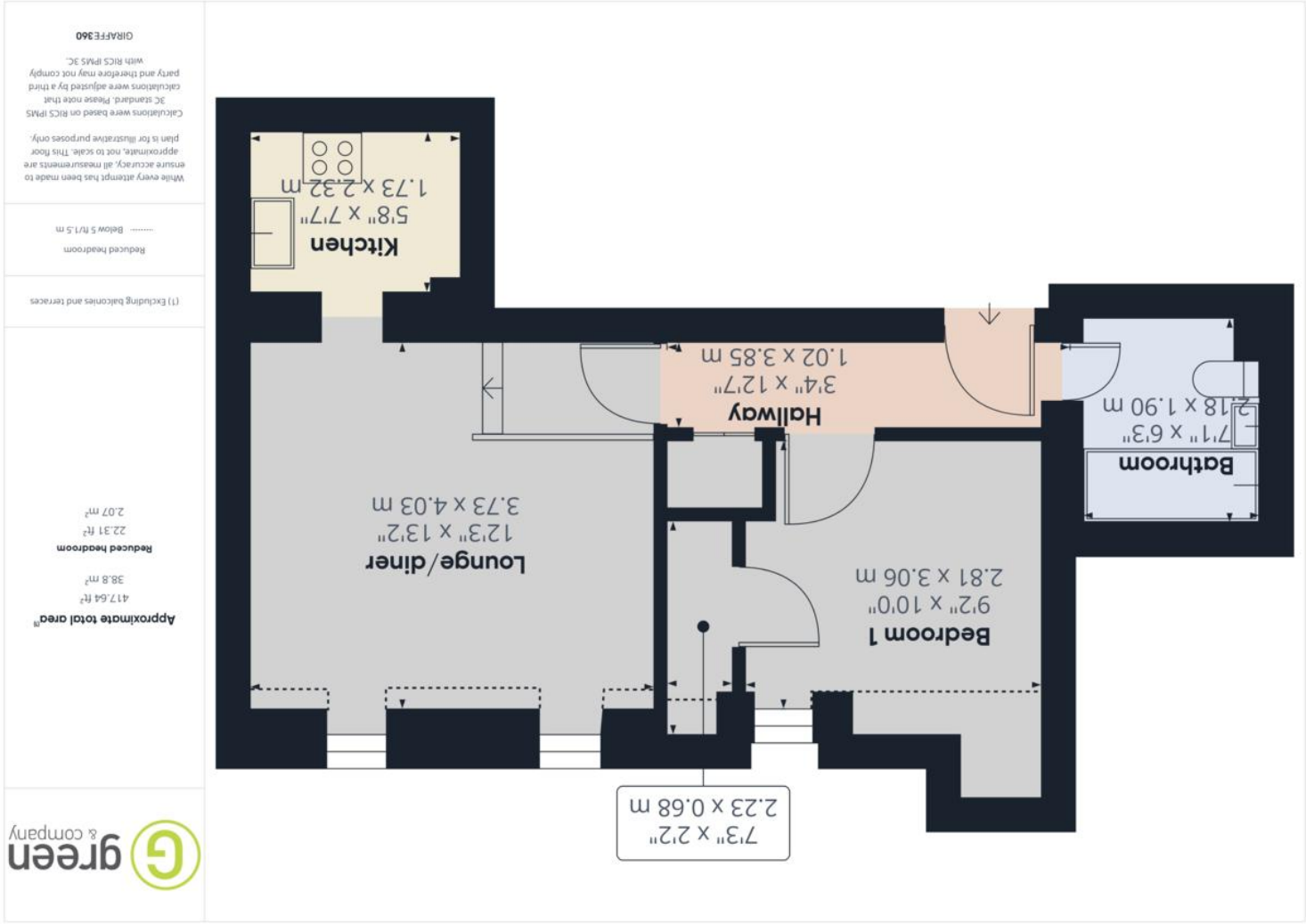


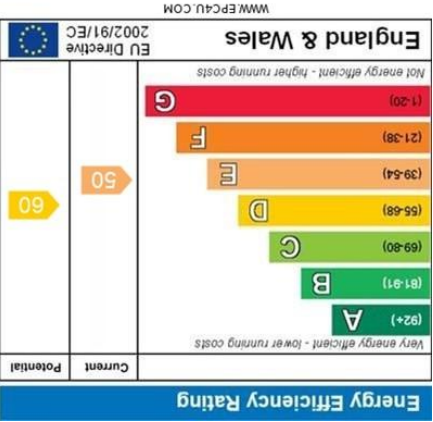
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- GRADE II LISTED BUILDING
- PENTHOUSE APARTMENT
- ONE BEDROOM
- LOUNGE DINER
- KITCHEN
- BATHROOM



Flat , St. Edithas Court , Tamworth, B79 8RD

£105,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A beautifully presented one bedroom second floor apartment, door into communal hallway with stairs leading to second floor, door into:-

HALLWAY With laminate flooring, door into:-

LOUNGE DINER 12' 3" x 13' 2" (3.73m x 4.01m) With window to front, electric storage heater, open to:-

KITCHEN 5' 8" x 7' 7" (1.73m x 2.31m) Having wall and base units, work surfaces, integrated hob and oven, tiled walls and splash backs, stainless steel sink and mixer tap.

BEDROOM 9' 2" x 10' (2.79m x 3.05m) Having double glazed window to front, cupboard with central heating radiator, laminate flooring.

BATHROOM 7' 1" x 6' 3" (2.16m x 1.91m) Low level wc, pedestal wash hand basin, bath with shower over, tiled walls and wood effect flooring.

OUTSIDE One allocated parking space.

Council Tax Band A - Tamworth

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 15 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Networks in your area:- 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 973 years remaining. Service Charge is currently running at £1440 per annum and is reviewed annually. The Ground Rent is currently running at £0. 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