



FLAT 5 SANDY COURT, SANDY LANE, CANNOCK, WS11 1RF

£220,000



**OFFERED WITH NO UPWARD CHAIN**

A spacious second-floor, purpose built apartment located in an exclusive development in a prime location. Set behind secured gated grounds the accommodation comprises of a Communal Entrance Hall, Reception Hall, Open Lounge/Kitchen, Two Bedrooms with master En-Suite and Bathroom. Communal Gardens and allocated parking with visitor parking to the development. EPC rating C.

**Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN**  
**Tel: 01889 583377 Fax: 01889 586633**

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**COMMUNAL ENTRANCE** approached via a security entrance system.

**RECEPTION HALL** having concealed spotlights to ceiling, access to loft space, security entrance phone, built-in storage cupboard with shelving and radiator.

**LOUNGE AREA** 13' 9" x 12' 9" (4.19m x 3.89m) with concealed spotlights to ceiling, radiator, parquet flooring and French doors with an attractive balcony providing seating area to the front aspect. Open access to

**DINING KITCHEN AREA** 12' 9" x 9' 9" (3.89m x 2.97m) fitted with a comprehensive range of matching base and wall units with an inset stainless steel sink unit and drainer with mixer tap. Integrated appliances of a five-ring gas hob with extractor canopy over, electric fan assisted oven, microwave, dishwasher, washer/dryer and fridge/freezer. Concealed spotlights to ceiling, wall mounted gas central heating boiler and UPVC double-glazed window to side elevation.

**BEDROOM ONE** 18' 9" (14'5" min) x 9' 8" having built-in wardrobes providing ample hanging and storage space. Concealed spotlights to ceiling, radiator and UPVC double-glazed windows to front aspect.

**ENSUITE** comprising of an enclosed wc and hand wash basin and corner shower cubicle with overhead shower unit. Concealed spotlights to ceiling, sun tunnel, built-in storage cupboards, towel rail and co-ordinated wall and floor tiling.

**BEDROOM TWO** 14' x 8' 5" (4.27m x 2.57m) again with built-in wardrobes. Concealed spotlights to ceiling, radiator and UPVC double-glazed window to front.

**BATHROOM** comprising of an enclosed wc, hand wash basin and a P



shaped bath with mains shower over. Concealed spotlights to ceiling, sun tunnel, vanity units, heated towel rail and co-ordinated wall and floor tiling.

**OUTSIDE** The apartment is within a purpose built development and is set back behind a secure intercom gated access. There is designated parking with visitor parking to the front. The communal gardens are well kept and landscaped.

**AGENTS NOTES** The development is managed by Sandy Court Management Ltd. The service charges are £100 per calendar month. We have been advised there is 113 years remaining on the lease

**COUNCIL TAX**  
We understand the council tax to be band

**TENURE**  
We are advised by the Vendor that the property is LEASEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk)

**DIRECTIONAL NOTE**  
From the B5012 Park Road in Cannock proceed to the island taking the third exit off onto New Penkridge Road. Follow the road down turning left into Sandy Lane. The development can be found on the left-hand side, identified by our For Sale board.

