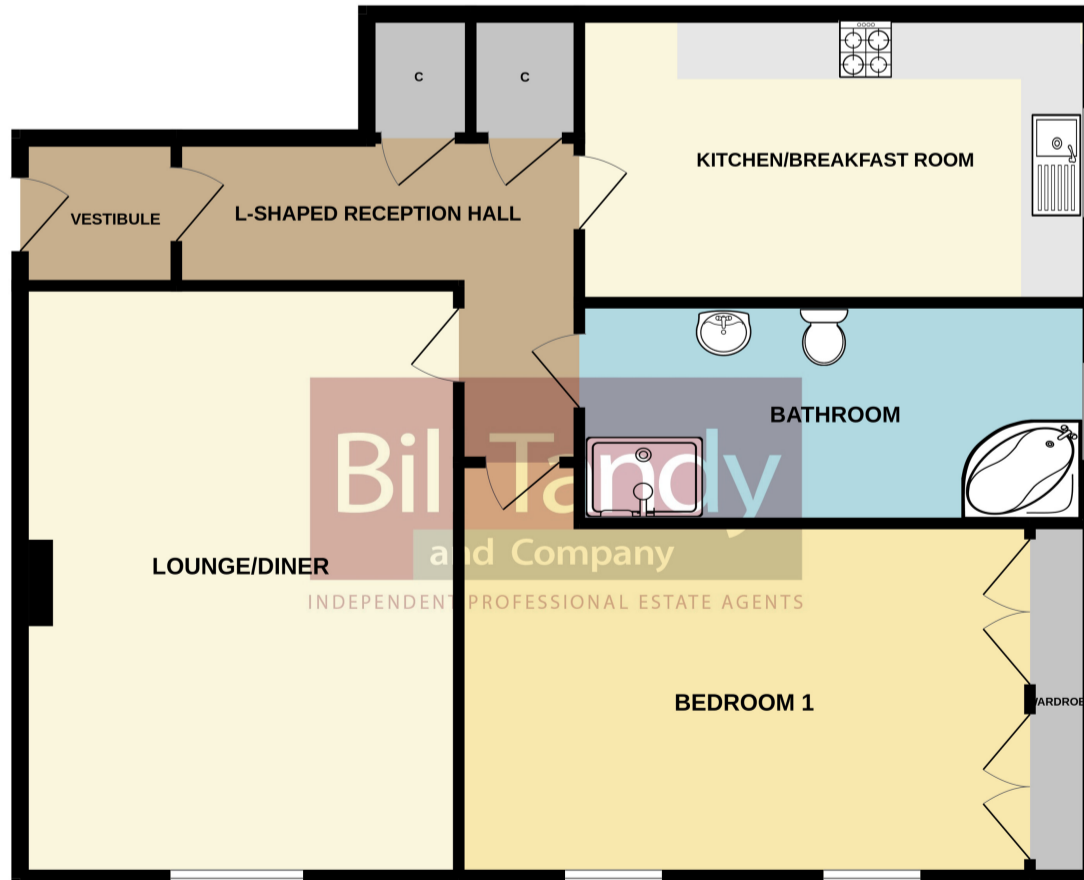




FIRST FLOOR



15 NIGHTINGALE COURT, BURNTWOOD, WS7 9QR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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15 Nightingale Court, Nightingale Walk, Burntwood, Staffordshire, WS7 9QR

£160,000 Leasehold

Bill Tandy and Company, Burntwood, are delighted to offer for sale this generously sized and spacious one bedroom apartment located within the attractive Victorian conversion forming part of the original St Matthew's hospital. The property is located on the first floor providing features views to the rear, and is approached via a communal entrance hall leading to a stunning communal hallway with Minton style tiled floor, video intercom and stairs rising to the first floor entrance door. There is a small entrance vestibule to the apartment with door to the 'L' shaped reception hall, lounge/dining room with feature fireplace, breakfast kitchen, generous modern bathroom and a double bedroom with two fitted double wardrobes. Outside there are well tended communal gardens and the benefit of an allocated parking space to the front. With the benefit of no upward chain, an internal viewing is strongly encouraged to appreciate this beautifully presented apartment.



COMMUNAL HALL AND LANDINGS

one of the distinct features of the property is its stunning entrance hallway having a Victorian Minton style tiled floor and a staircase to the first floor where a private entrance door opens to apartment 15.

PRIVATE ENTRANCE VESTIBULE

having radiator and internal door to:

'L' SHAPED RECEPTION HALL

having intercom system for the communal entrance, radiator, high ceiling with coving and spotlighting and loft access. There are two generously sized cupboards and doors lead off to:

LOUNGE/DINING ROOM

5.38m x 3.45m (17' 8" x 11' 4") this superb sized main reception room has double glazed sash window with views to the rear, high ceiling with coving and spotlighting, radiator and the feature and focal point of the room is its fireplace with black marble style inset and hearth with surround and mantel above housing a flame effect electric fire.

BREAKFAST KITCHEN

3.74m x 2.40m (12' 3" x 7' 10") again having a high ceiling with coving and spotlighting, tile look Karndean flooring, radiator, base and wall mounted storage cupboards with black granite worktops with matching upstand splashback, inset stainless steel one and a half bowl sink, integrated appliances include a fridge/freezer, washing machine and dishwasher, inset Zanussi oven with five ring gas hob above, extractor fan and stainless steel splashback and concealed space housing the wall mounted Worcester boiler.

BEDROOM ONE

4.39m plus wardrobes x 3.61m max (2.79m min) (14' 5" plus wardrobes x 11' 10" max 9'2" min) having two double glazed sash windows to rear, two radiators, high ceiling with coving and two sets of built-in fitted wardrobes.



BATHROOM

3.01m x 2.07m (9' 11" x 6' 9") having an obscure double glazed sash window to side, tile look Karndean flooring, radiator, high ceiling with spotlighting and a modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C., corner bath and separate shower cubicle with shower appliance over.

OUTSIDE

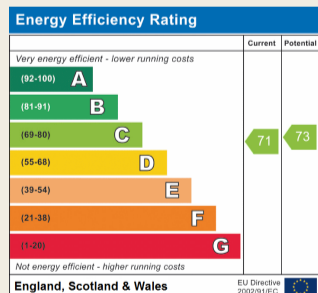
The property is superbly positioned with feature views to the rear of the apartment, and we understand there is an allocated parking to the front of the property.

LEASE TERMS

We understand the apartment is Leasehold with a lease of 125 years from 1 January 2002 having 104 years remaining. There is a Service Charge of £149.00 per month and a Ground Rent of £250.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band B.



TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.