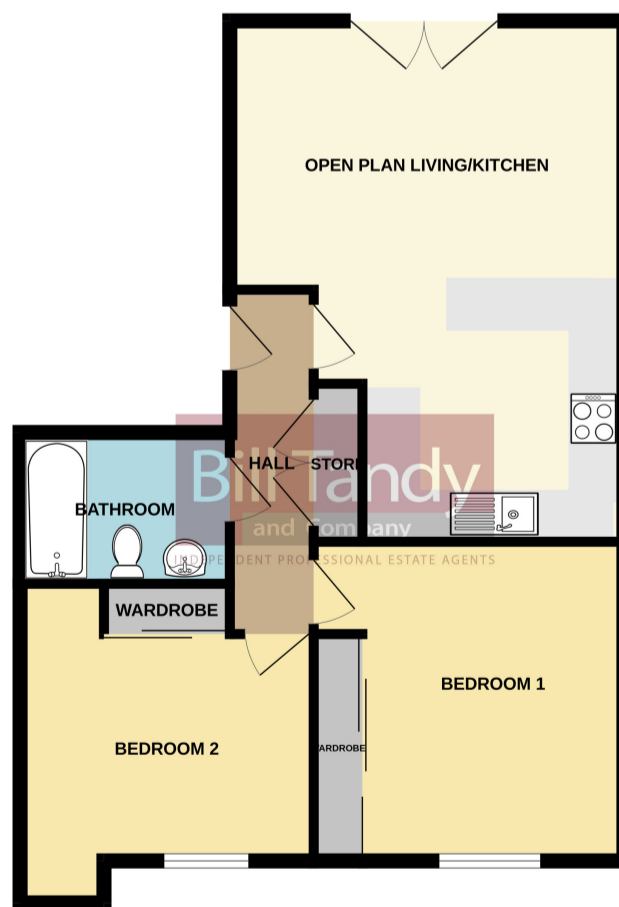




GROUND FLOOR



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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**Flat 24 The Heath, Cannock Road,  
Heath Hayes, Cannock,  
Staffordshire, WS12 3HZ**

**£145,000 Leasehold**

Built in 2005, this modern first floor apartment is set within a secure gated development just off Five Ways Island in Heath Hayes with excellent commuter links onto the A5 and M6 toll Road, 3 miles to Cannock Train station and less than 2 miles to McArthurGlen Designer Outlet Cannock offering a wide range of shopping facilities and restaurants. Being offered with no onward chain and of particular interest to the first time buyer market, the well presented accommodation has an open plan kitchen and living room with two double bedrooms and bathroom. Outside there is 1 allocated parking space along with a number of visitors spaces and communal garden.



**ACCESS**

Located on the first floor the property is accessed via communal entrance with security intercom system, staircase leads to the first floor landing area and private wooden entrance door leads to;

**RECEPTION HALLWAY**

With wood effect flooring, recessed LED downlighters, smoke detector, telephone intercom system, useful built-in storage cupboard with double doors housing Mega flow system, leads off;

**OPEN PLAN KITCHEN AND LOUNGE**

6m MAX x 4.8m MAX (19' 8" x 15' 9") with upvc double glazed Juliet Balcony doors to rear aspect, ceiling light point over the lounge area and recessed LED downlighters over the kitchen area with heat detector. The living area has wall mounted electric panelled heater and the kitchen area has a range of matching wooden base and wall mounted units with preformed marble effect roll top work surfaces, tile effect flooring, inset sink and drainer with mono mixer tap, space and plumbing for washing machine, integrated electric ceramic hob with overhead extractor and oven below, integrated fridge freezer.

**BEDROOM ONE**

3.7m x 3.8m (12' 2" x 12' 6") (MAX INTO WARDROBES) With upvc double glazed window to front aspect, having ceiling light point, wall mounted electric panelled heater, built-in triple sliding door wardrobes with hanging rail and shelving.

**BEDROOM TWO**

3.5m x 3.8m (11' 6" x 12' 6") (MAXIMUM INTO ALCOVES) with ceiling light point, upvc double glazed window to front aspect, wall mounted electric panelled heater, built-in mirror fronted sliding door wardrobes.



**BATHROOM**

fitted with a modern white suite with panelled bath having mains plumbed shower fitment, low level hidden cistern w.c. and floating wash hand basin with mixer tap , electric heated towel rail, recessed downlighters, tiled effect flooring, half height ceramic wall tiling, with complete tiling around the bath and shower area, extractor fan, inset wall mounted mirror.

**OUTSIDE**

The apartment has one allocated parking space with further visitor parking spaces to the rear of the building behind secure electric gates, Communal garden area to the front.

**TENURE - LEASEHOLD**

We understand the property is LEASEHOLD on a 999 year lease from 1 APRIL 2005 (979 years unexpired) with a ground rent of £150 per annum, a service charge of £1400 per annum and £75.00 payable every quarter for maintenance. The Managing Agent is Centrick.



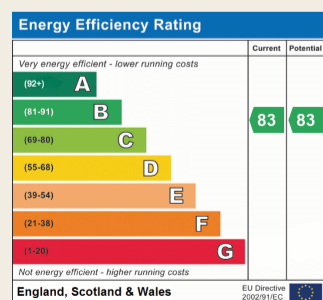
**CONNECTED SERVICES**

Mains drainage - South Staffs Water.  
Electric ONLY  
Broadband

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

**COUNCIL TAX**

Council Tax B - Cannock Chase District Council



**TENURE**

Our client advises us that the property is LEASEHOLD. Should you proceed with the purchase of the property these details noted above 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.

