

FOR SALE

£139,950 Leasehold



Standon Gardens, Ashby Road, Tamworth, Staffordshire. B79 8AZ

- WELL SITUATED SECOND FLOOR RETIREMENT FLAT (55+) WITH LIFT ACCESS
- GOOD DOUBLE BEDROOM
- GOOD SIZE LOUNGE
- SEPARATE KITCHEN
- SPACIOUS BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- AMPLE VISITOR & RESIDENTS PARKING
- COMMUNAL GROUNDS
- NO UPWARD CHAIN



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PROPERTY DESCRIPTION

This delightful second floor flat occupies a pleasant and convenient position on the Ashby Road just north of the town centre. All the usual amenities are available in the town centre with a regular bus service passing along Ashby Road. The property is approached through a secure gated entrance and via communal stairways and lift.

Having the benefit of gas central heating and double glazing this well maintained apartment briefly comprises:



ROOM DESCRIPTIONS

ENTRANCE HALL

with ceiling hatch to loft area and spacious storage cupboard off which also houses the Worcester combination gas fired boiler which provides central heating and domestic hot water.

LEADING OFF IS A

GOOD SIZE LOUNGE

6.10m x 3.61m excluding wide recess (20' 0" x 11' 10") having window area overlooking Ashby Road, two further velux windows, wiring for two pendant light fittings and panel radiator.

LEADING OFF THE LOUNGE IS THE

SEPARATE FITTED KITCHEN

2.3m x 1.98m (7' 7" x 6' 6") having ceramic tiled floor and range of light wood effect fronted units beneath granolithic effect work surfaces including work surface with inset stainless steel sink and drainer complete with mixer taps and having cupboards and recess under for automatic washing machine, further matching work surface with inset four ring ceramic hob, having built in electric oven and drawers under, which in turn is flanked by a tower unit housing a built in refrigerator and freezer, range of matching wall mounted cupboards incorporating extractor above the hob, ceiling mounted vent, panel radiator and

window fronting the Ashby Road.

ALSO LEADING OFF THE RECEPTION HALL IS THE

GOOD DOUBLE BEDROOM

4.22m into wide bay window x 2.61m (13' 10" x 8' 7") having panel radiator.

SPACIOUS BATHROOM

having ceramic tiled floor, ceramic tiling to full height on all walls and white suite comprising panelled bath complete with mixer taps with shower attachment, pedestal wash basin and close coupled WC, there is also an electric shaver point, a heated towel rail and ceiling vent.

OUTSIDE.

Included in the sale is the use of the pleasant communal gardens and ample resident and visitor parking.

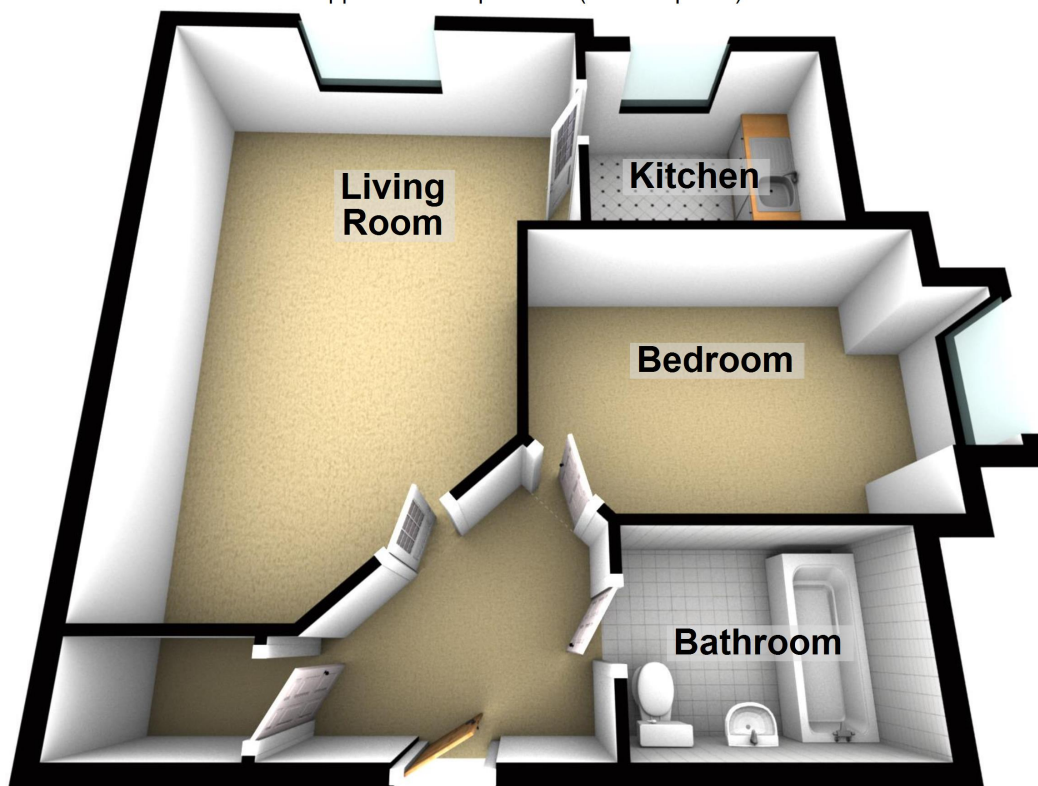
CARE SERVICES AVAILABLE ON SITE

If required, on site care can be purchased from Standon Gardens. This is tailored to individual needs, and can include the provision of a care alarm, welfare checks and more substantial packages if needed.



Second Floor Flat

Approx. 49.8 sq. metres (536.2 sq. feet)



Total area: approx. 49.8 sq. metres (536.2 sq. feet)