



Forge Road | Rugeley | WS15 2JP  
£100,000

**W** Webbs  
estate agents

## Summary

\*\* NO CHAIN \*\* CASH BUYERS ONLY DUE TO SHORT LEASE \*\* TOWN CENTRE LOCATION \*\* TWO BEDROOMS \*\* SECOND FLOOR APARTMENT \*\* 67 YEAR LEASE \*\* CLOSE TO AMENITIES \*\* OFF STREET PARKING \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this two bedroom, second floor apartment, located in a popular area of Rugeley Town Centre on Forge Mews. Viewing of the property is advised to appreciate the size and space on offer. Due to its low lease, the property is aimed at cash buyers only. The property is located close to amenities, schools, useful transport links and much more! The internal accommodation briefly comprises; entrance hallway, living dining room, kitchen, two bedrooms and bathroom.

## Key Features

- NO CHAIN
- TWO BEDROOMS
- 67 YEAR LEASE
- OFF STREET PARKING
- CASH BUYERS ONLY DUE TO LOW LEASE
- SECOND FLOOR APARTMENT
- CLOSE TO AMENITIES
- VIEWING ADVISED

## Rooms and Dimensions

### Hallway

### Living Dining Room

19'0 x 9'11 (5.79m x 3.02m)

### Kitchen

9'2 x 6'0 (2.79m x 1.83m)

### Bedroom 1

11'1 x 10'8 (3.38m x 3.25m)

### Bedroom 2

7'11 x 9'3 (2.41m x 2.82m)

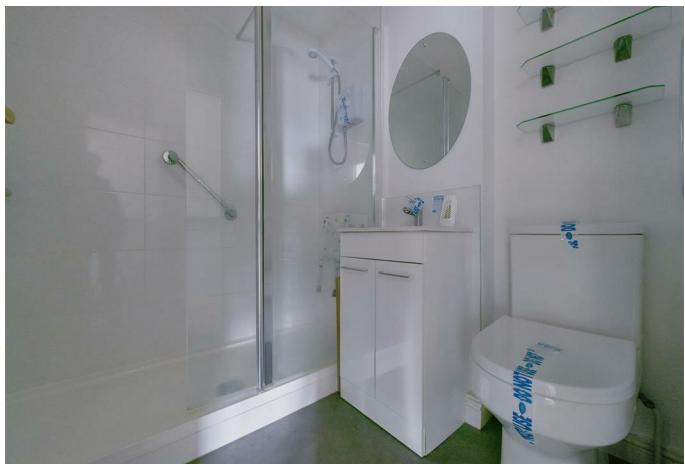
### Bathroom

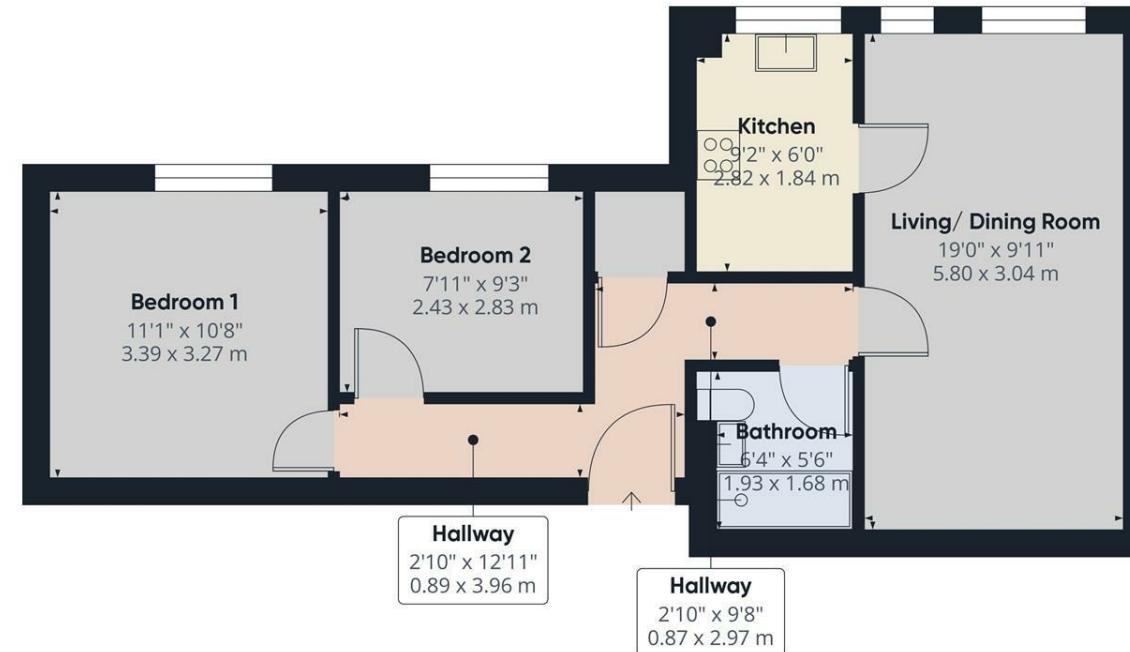
6'4 x 5'6 (1.93m x 1.68m)

### Agents Note

### Identification Checks (R)







Approximate total area<sup>(1)</sup>  
557 ft<sup>2</sup>  
51.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

