

Asking Price £149,950

Jayman  
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Estate Agents



## Cedar House

Burntwood, Staffordshire, WS7 4TE



# Cedar House, Burntwood, Staffordshire WS7 4TE

Jayman offer for sale this two bedroom first floor apartment with private balcony at Cedar House, off Pine Tree Close in Burntwood.

Available with no upward chain.

Lease details:

Lease renewed in 2010 for 125 years (110 years remaining)

Ground rent: £280 p/a

Service charge: £1,303.80 p/a paid twice a year £651.90

## First floor apartment

With well maintained communal areas the apartment is situated on the first floor and offers the following accommodation.

## Entrance hallway

With intercom access system, the hallway has two storage cupboard (one housing the boiler) and has doors leading to;

## Bathroom

With suite comprising of bath with shower above wash hand basin and WC. With heated towel rail.

## Bedroom 1

Good sized double bedroom with built in wardrobes and door to ensuite shower room.

## Ensuite

With suite comprising of wash hand basin , wc and shower.

## Bedroom 2

Single bedroom.

## Living Room

Good sized living room with Kitchen at one end and doors leading to balcony at the other.

Living room has space for lounge and dining furniture.

## Kitchen

Modern fitted kitchen with a range of storage cupboards, sink, built in fridge/freezer, electric cooker with hob and extractor above, washing machine (will be left).

## Balcony

Good sized balcony.

## Parking

One allocated parking space with several visitor spaces in the car park to rear.

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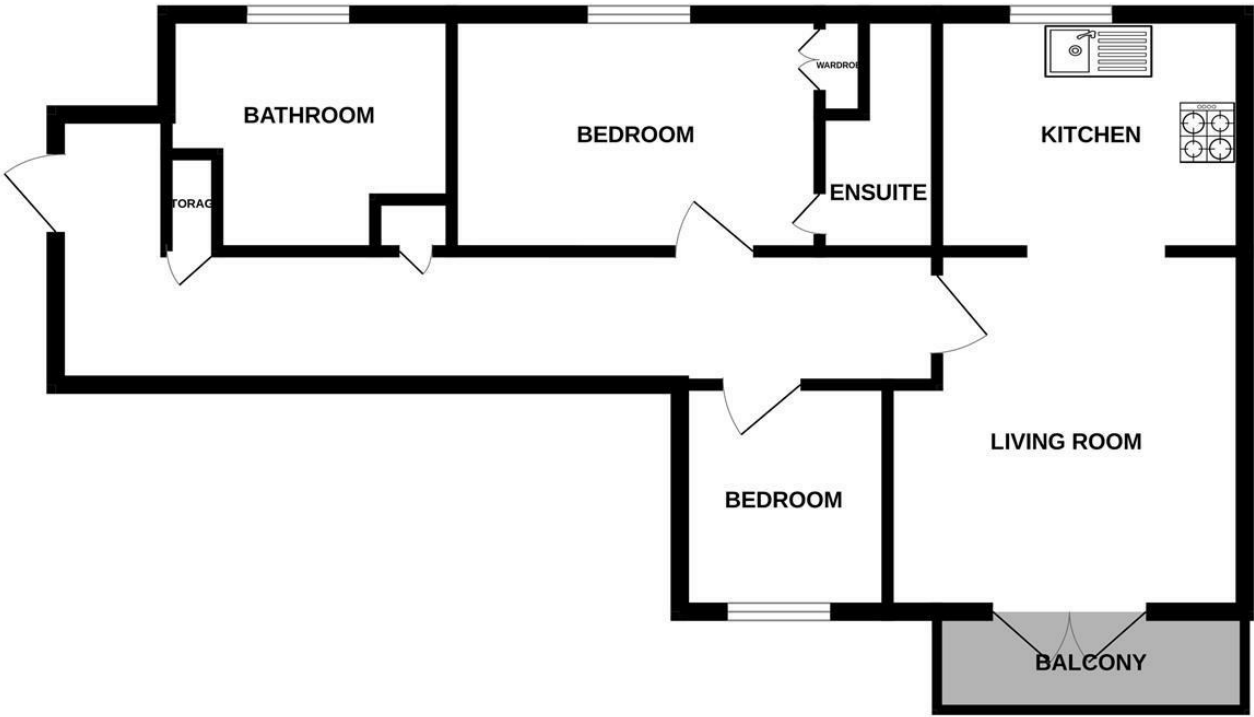
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Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.

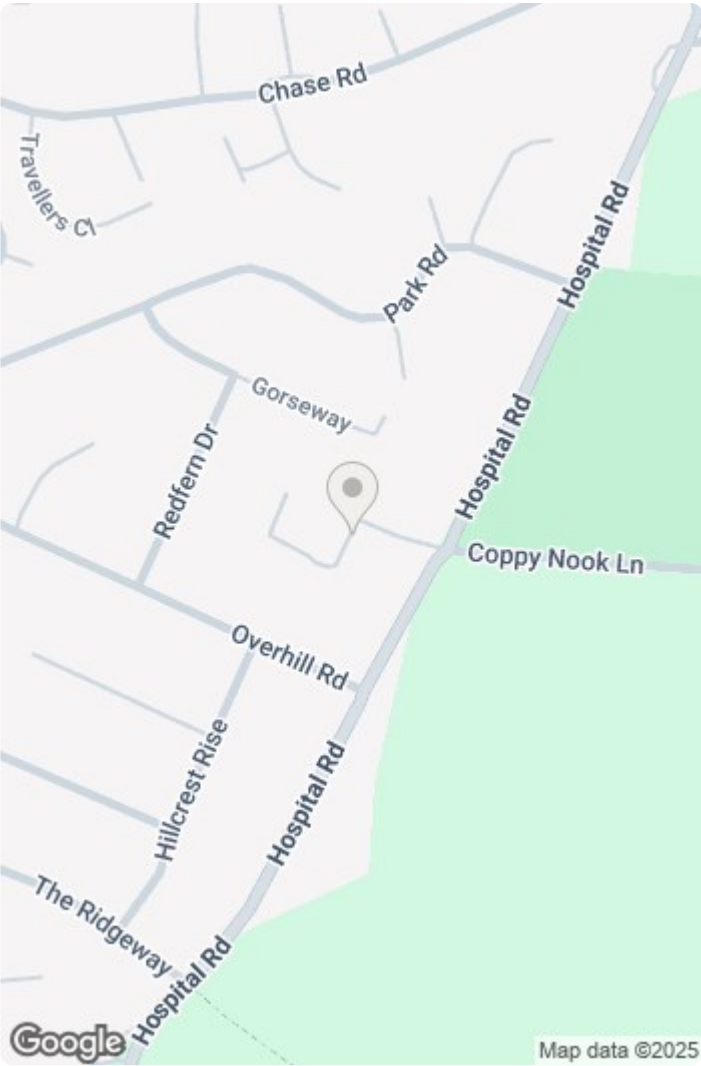


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GROUND FLOOR



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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>		85	92-100 <b>A</b>		78
81-91 <b>B</b>			81-91 <b>B</b>		
70-80 <b>C</b>	73		70-80 <b>C</b>	76	
59-69 <b>D</b>			59-69 <b>D</b>		
48-58 <b>E</b>			48-58 <b>E</b>		
37-47 <b>F</b>			37-47 <b>F</b>		
26-36 <b>G</b>			26-36 <b>G</b>		
15-25 <b>G</b>			15-25 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.



