

Asking Price £149,950

Jayman
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Estate Agents



Cedar House

Burntwood, Staffordshire, WS7 4TE

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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.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

1: These particulars do not constitute part or all of an offer or contract.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

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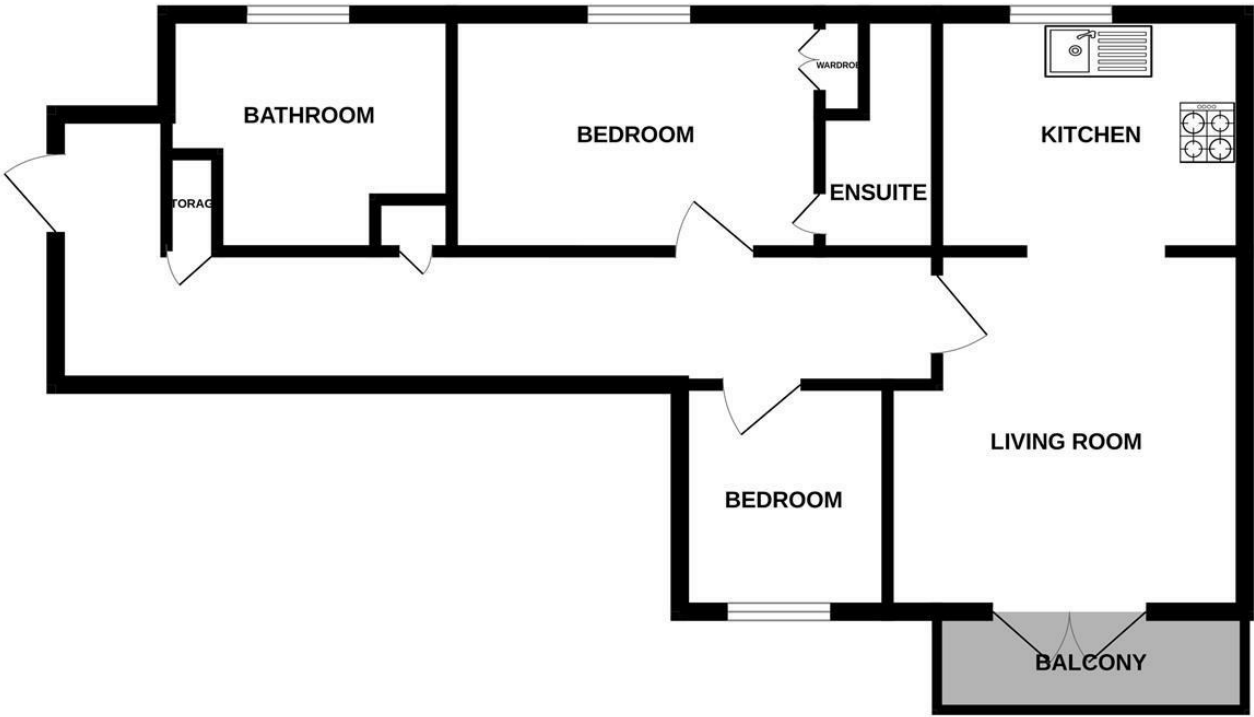
We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

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.

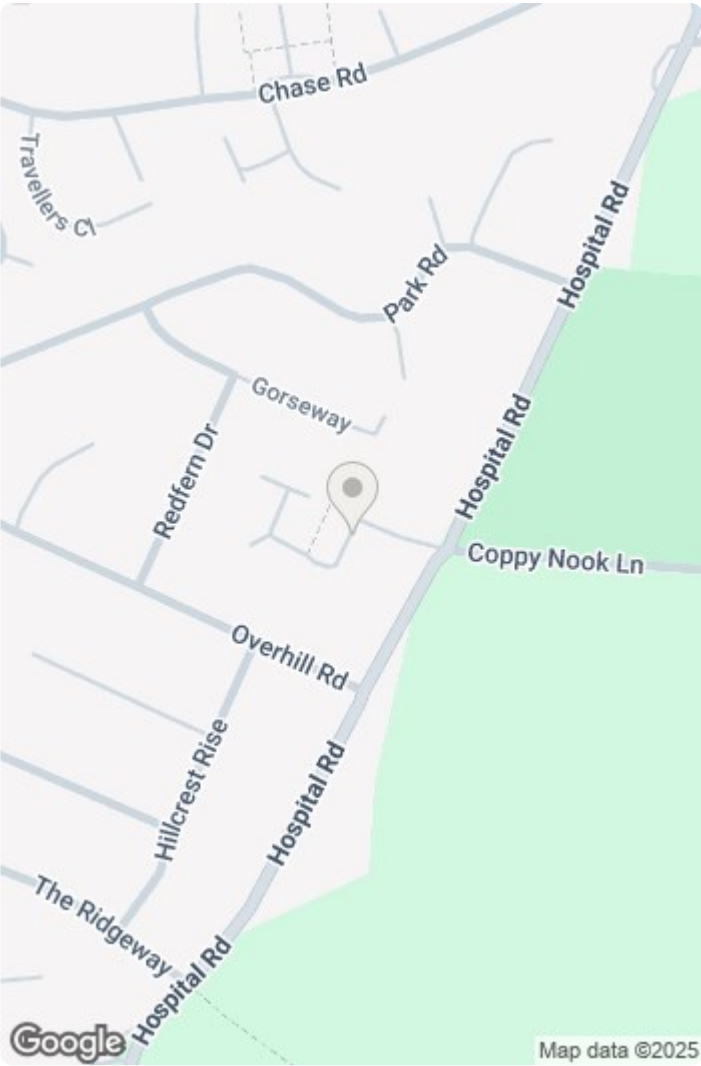


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GROUND FLOOR



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
85 plus A		85	10 plus A		
81-85 B			9-10 B		
76-81 C	73		8-9 C	76	78
72-76 D			7-8 D		
69-72 E			6-7 E		
65-69 F			5-6 F		
61-65 G			4-5 G		
Below 61			Below 4		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

