



Grazier Avenue,  
Tamworth, B77 1GP

 **NEWTON**  
**FALLOWELL**



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Tamworth, B77 1GP  
£130,000**

**\*\*\*EXTENDED LEASE 167 YEARS\*\*\***

NEWTON FALLOWELL SUTTON COLDFIELD welcomes this modern two bedroom apartment situated in a popular location of Two Gates, Tamworth. This well presented second floor apartment comprises of a Lounge, Kitchen, Two bedrooms and a Bathroom. There is also an allocated car parking space to the rear as well as a visitor spot. Also, Wilnecote train station and Two Gates primary school are both within walking distance to the property. Service Charge- £1310.00 per year, Ground Rent- Peppercorn.

This property is one not to be missed. Check out the 360 tour and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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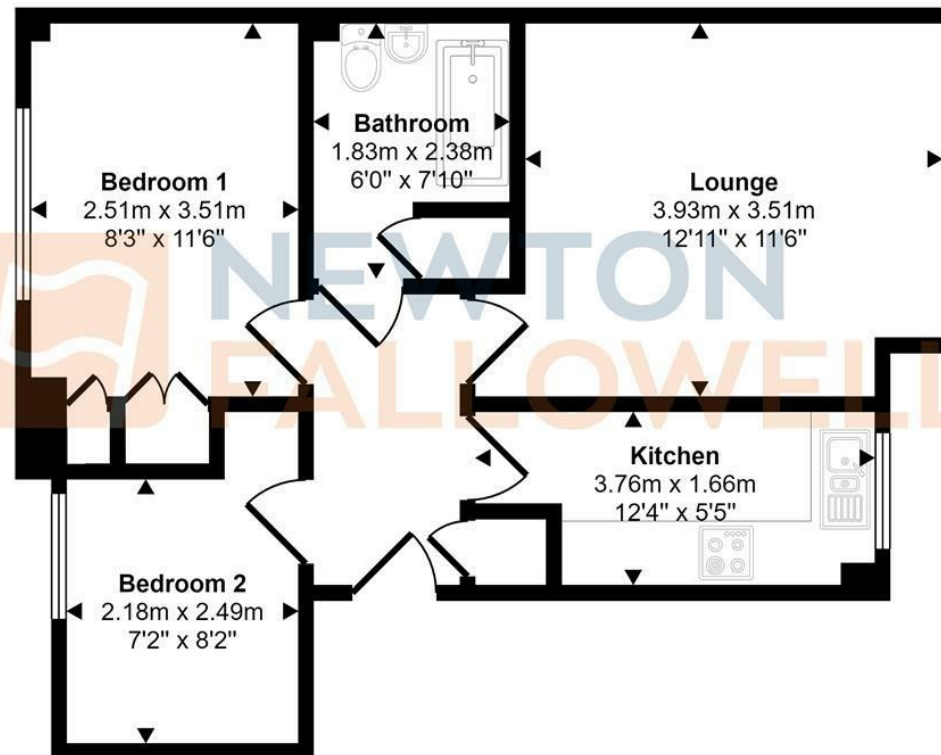
## DRAFT DETAILS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
47 sq m / 505 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.