



**Marina View
Fazeley
Tamworth
B78 3BF**

Offering for sale this spacious first floor two bed roomed apartment in a delightful location in Fazeley being close to local amenities.

Asking price £159,950

25 Marina View, Fazeley, Tamworth, Staffordshire, B78 3BF

This is an extremely spacious apartment with the benefits of having en-suite facilities to the master bedroom, gas central heating, double glazing, kitchen with oven and hob and delightful location with shared communal gardens.

The apartment briefly comprises of:

- * Security intercom entrance to the ground floor *
- * Hallway *
- * Lounge *
- * Kitchen with oven and hob *
- * Spacious master bedroom with en-suite shower room *
- * Second bedroom *
- * Bathroom *
- * Double glazing * Gas central heating *
- * Car parking space *
- * Shared communal gardens *

The apartment comprises in further detail:

ASKING PRICE £159,950

TO THE GROUND FLOOR

SHARED GROUND FLOOR RECEPTION HALL

With security intercom.

Staircase leading up to the first floor.

TO THE APARTMENT

HALLWAY

With entrance door, radiator and security intercom.

LOUNGE 9'10 x 17'0 (3.00m x 5.18m)

A good sized room with multipaned double glazed front and side windows and two radiators.



KITCHEN 6'5 x 9'6 (1.96m x 2.90m)

Well fitted with stainless steel sink top, range of base units and drawers, work surfaces, range of wall units one containing central heating boiler, fitted oven and hob with extractor fan, ceramic tiling, wine rack and double glazed window.

MASTER BEDROOM 16'6 max 14'6 min x 10'0 (5.03m max 4.42m min x 3.05m)

With two fitted double wardrobes with bedside drawers, double glazed window and radiator.

EN-SUITE SHOWER ROOM

With white w.c, wash basin, shower cubicle, ceramic tiling, radiator and extractor fan.

BEDROOM TWO 6'5 x 9'6 (1.96m x 2.90m)

With double glazed window, airing cupboard, having fitted wardrobes including double wardrobe, single wardrobe and raised shelving.

BATHROOM

With a white suite having w.c, wash basin, panelled bath with shower over, extractor fan, ceramic tiling and radiator.

TO THE EXTERIOR

The property has a numbered car parking space and has the benefit of the use of shared communal gardens with streams to the front of the block of apartments with timber bridge leading to lawn area.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is Leasehold. However, further verification must be sought from the vendors solicitors. 111 years left on the lease, £250 pa for the ground rent £1280 pa

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "C". However, this should be verified by any intending purchaser.

DISCLAIMER

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

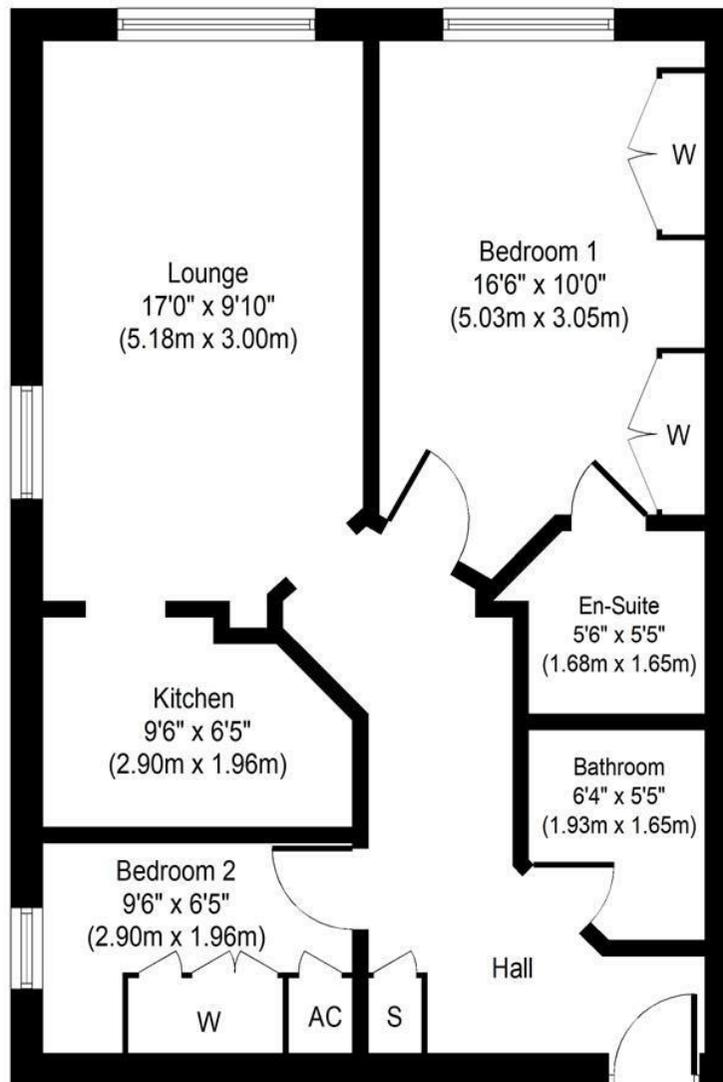
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	82
England & Wales		EU Directive 2002/91/EC	

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



Approximate Floor Area
627 Sq. ft.
(58.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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