# ROYSTON & LUND







## The Mill, Tolson Court, Fazeley, Tamworth

### £169,950

- Superb Second Floor Apartment within a Grade II Listed Mill Building
- Kitchen with Fitted Oven & Hob
- Electric Heating

- Reception Area & Hall
- Master Bedroom with Ensuite Shower Room
- Allocated Parking Space

- Open Plan Lounge/Kitchen
- Bedroom 2 & Luxury Shower Room
- Council Tax Band C

## 307 The Mill Tolson Court, Tamworth B78 3UZ

Royston and Lund are delighted to offer for sale this superb second floor apartment with unique warehouse styling, located within a Grade II listed mill building dating from 1886. Situated in this prime location beside the Birmingham and Fazeley canal and close to Ventura Retail Park offering a large selection of high street retailers. Nearby Tamworth town centre offers many independent shops and restaurants and a twice weekly market.

The apartment benefits from lift access and keeps many features of the original building but has been thoughtfully converted to give modern luxury living. In brief the apartment comprises of entrance hallway, an open plan lounge kitchen area, master bedroom with ensuite shower room, bedroom two and second shower room. There is an allocated parking space.

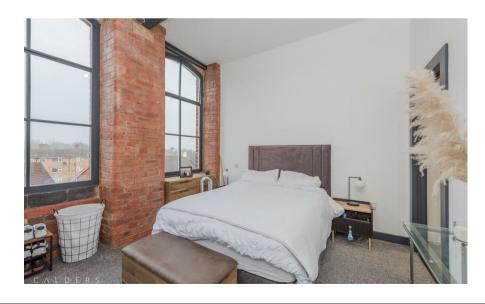
Lease 250 years from January 2023 Service Charge £2550.32 per year Ground Rent £250 per year

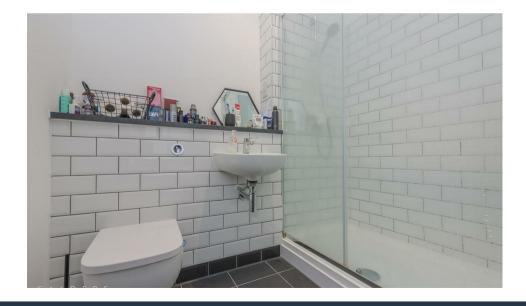


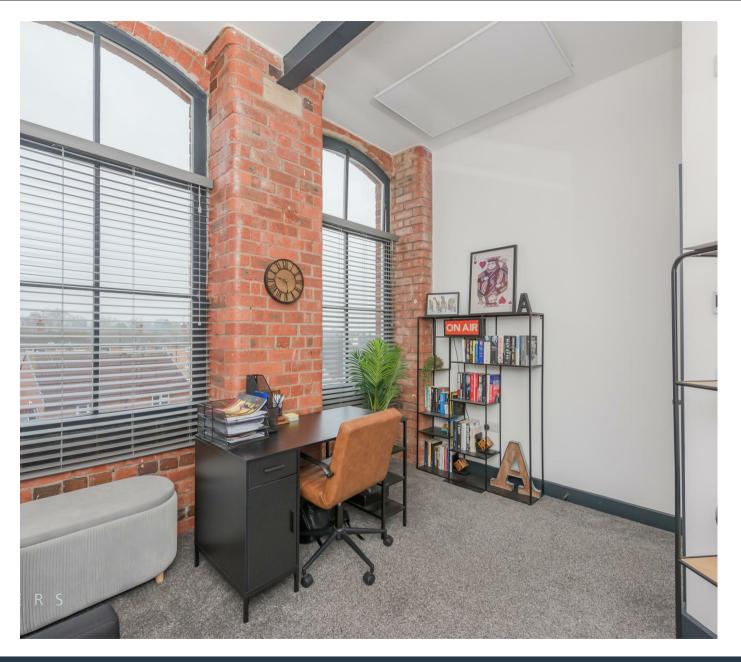




Council Tax Band: C



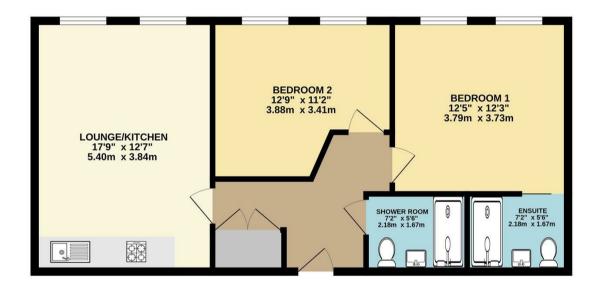








#### 668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.

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#### Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

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