

ROYSTON & LUND



1 Hardwick Court, Tamworth

£140,000

- Town Centre Location
- Stylish Family Bathroom
- Allocated Parking Space
- Extended Lease - 125 years from 01/01/2013
- Two Bedroom Ground Floor Apartment
- Built In Storage
- Council Tax: B
- Living Room with Multiple Windows
- Close to Numerous Amenities
- EPC: C

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

1 Hardwick Court, Tamworth B79 7HF

Situated within a well-maintained residential development, this ground-floor apartment presents an excellent opportunity for buyers looking for town centre living. Offering well-proportioned accommodation throughout, the property combines practicality with comfortable modern living

The accommodation begins with a welcoming entrance hall providing access to all principal rooms. The generous living and dining room is filled with natural light and offers a versatile space for both relaxation and entertaining, with ample room for lounge furnishings and a dining area. The fitted kitchen is thoughtfully arranged with a range of wall and base units, complementary work surfaces, and space for everyday appliances, creating a functional environment for meal preparation.

There are two well-sized bedrooms, both benefitting from built-in storage, providing excellent practicality and maximising floor space. The accommodation is completed by a bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. Offering comfortable living in a convenient setting, this apartment provides an ideal blend of space, storage, and affordability, making it a superb choice for a variety of purchasers.

There is an allocated parking space.

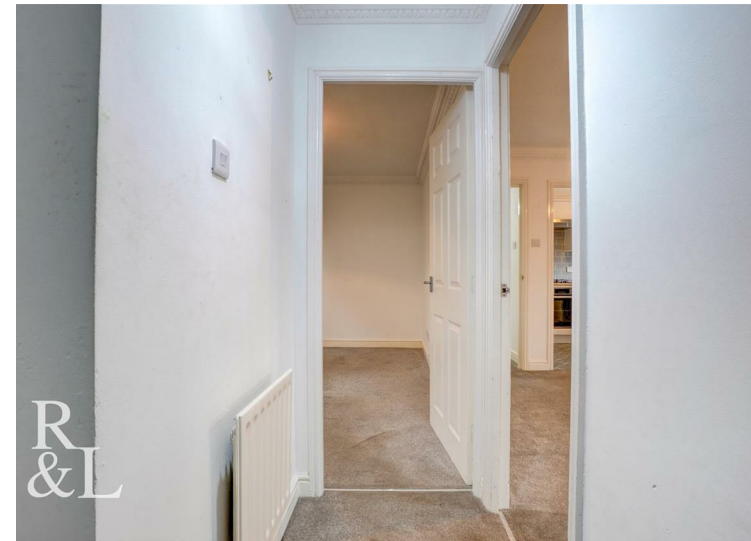
For more information: https://reports.sprift.com/property-report/?access_report_id=5362772

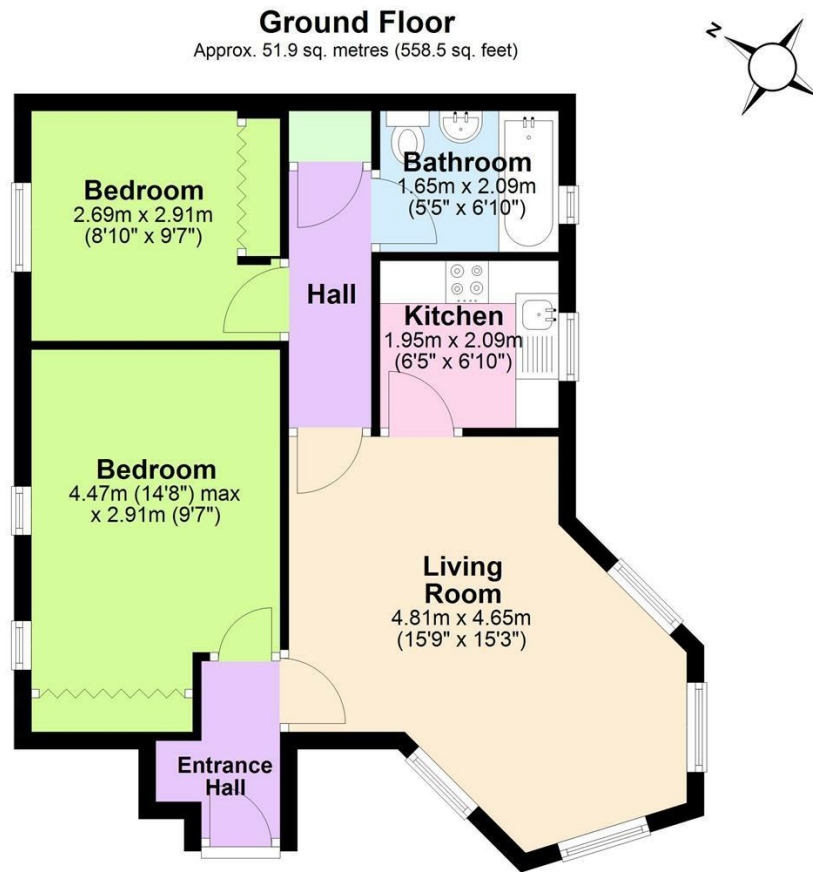
Ground Rent £75 per annum
Service Charge - £226.35 per quarter



Council Tax Band: B







Total area: approx. 51.9 sq. metres (558.5 sq. feet)

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		