

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 First Floor Apartment
- Built In Storage
- Council Tax: B
- Living Room with Multiple Windows
- Close to Numerous Amenities
- EPC: C

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Situated within a well-maintained residential development, this first-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

Leasehold

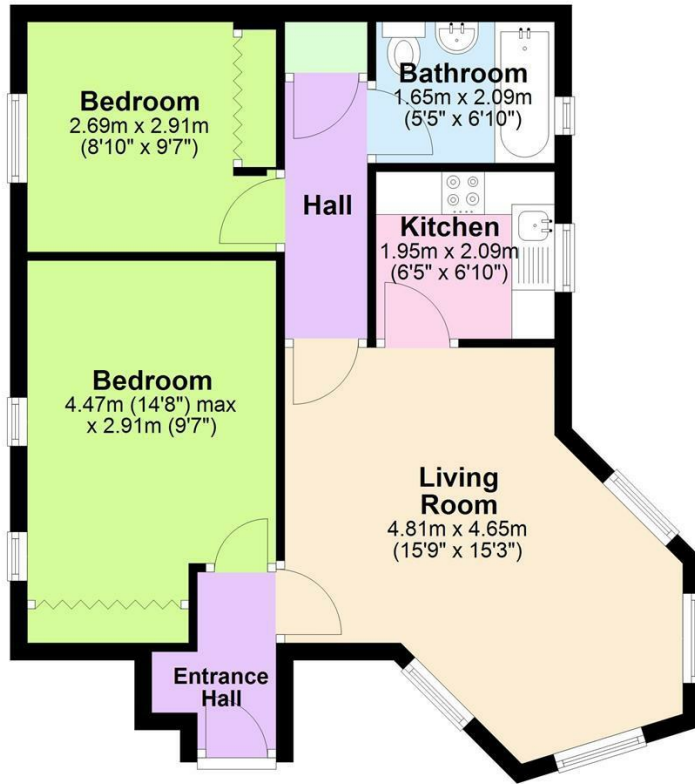
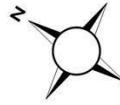


Council Tax Band: B

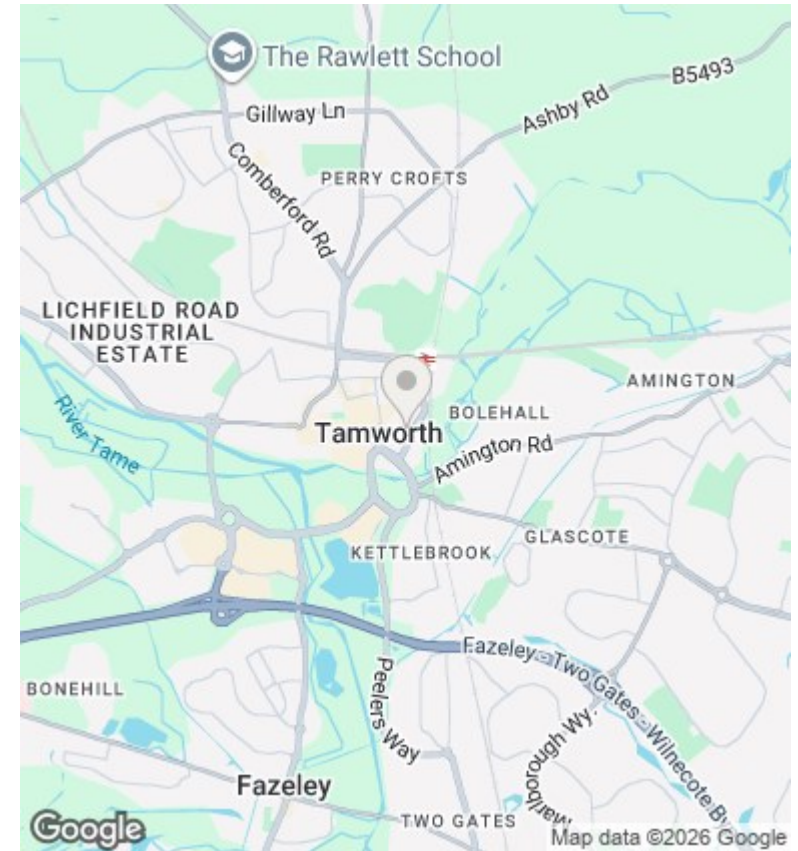


Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



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