

# ROYSTON & LUND



## 2 Hardwick Court

£129,950

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

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## 2 Hardwick Court, Tamworth B79 7HF

Situated in a convenient location in Tamworth, this well-presented two bedroom first floor apartment offers spacious accommodation, allocated parking and a private outdoor area, all within easy reach of a wide range of local amenities, shops and excellent transport links. An ideal purchase for first-time buyers, professionals or investors alike.

The accommodation begins with a private ground floor entrance hall, with stairs rising to the first floor. The landing provides access to all principal rooms, including a bright and spacious open-plan lounge/dining room. A large bay window floods the room with natural light, creating an inviting living and entertaining space, while an opening leads through to the fitted kitchen, which offers a range of base and wall units, integrated oven and hob, sink with drainer and space for additional appliances.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom is ideal as a guest room, nursery or home office. Completing the accommodation is a three-piece family bathroom comprising a bath with shower over, wash basin and WC.

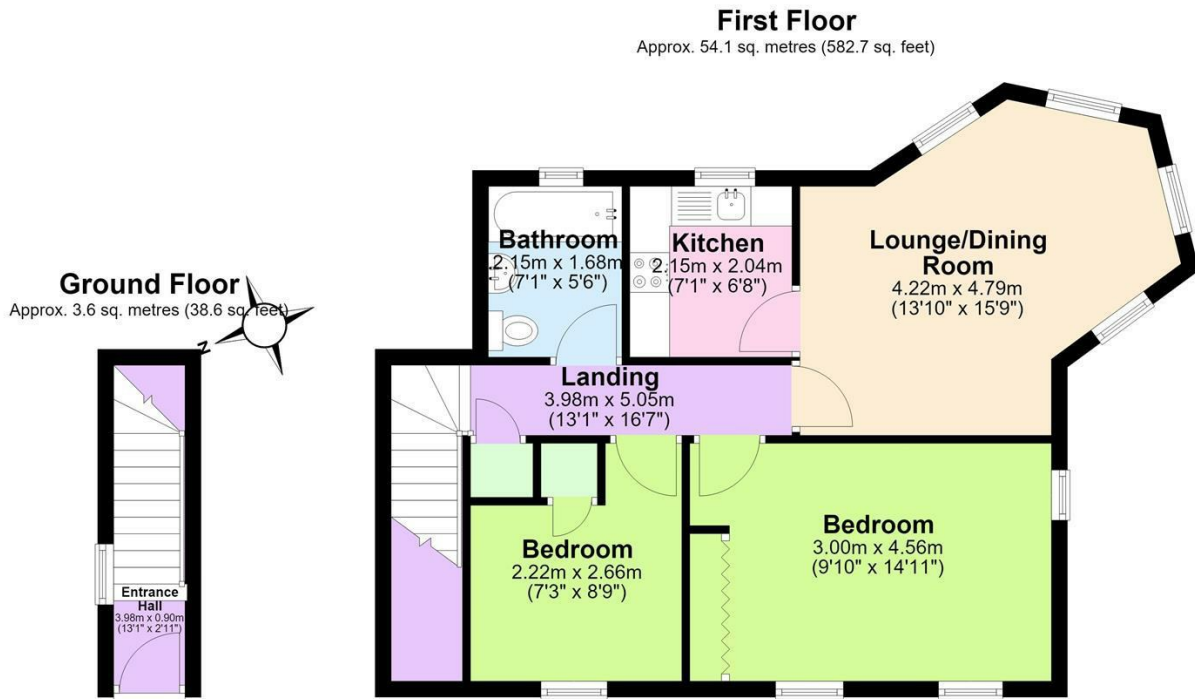
Externally, the property benefits from an allocated parking space along with a private outdoor area, providing useful storage space and the perfect spot for outdoor seating. Positioned within a well-maintained development, the apartment enjoys excellent access to Tamworth town centre, local shops, supermarkets, restaurants, leisure facilities and transport connections, making it a superb low-maintenance home in a highly convenient location.



Council Tax Band: B







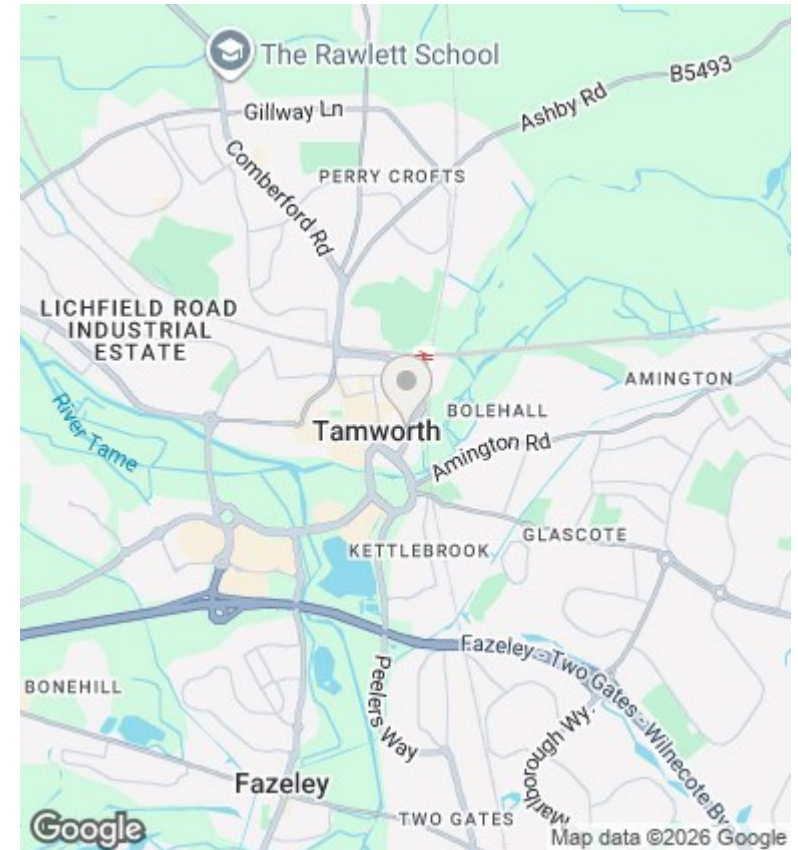
Total area: approx. 57.7 sq. metres (621.3 sq. feet)

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	