

# ROYSTON & LUND



## Bronte Court, Tamworth

£105,000

- OPTION TO EXTEND LEASE FOR £125,000
- Living Room
- Allocated Parking Space
- Council Tax Band - A
- One Bedroom First Floor Apartment
- Kitchen
- Located Close to Tamworth Town Centre
- Leasehold -Current lease 99 Years from 14/11/1990 (64 Years Remaining)
- Bathroom
- EPC Rating - D

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# 2 Bronte Court, Tamworth B79 8DN

£125,000 WITH EXTENDED LEASE

This one-bedroom first floor apartment offers comfortable, low-maintenance living.

The property features a good-sized living room, providing ample space for both relaxing and dining.

The kitchen is fitted with practical wood-style units and includes an integrated electric hob and oven.

The bedroom is well-proportioned and enjoys plenty of natural light with integrated storage.

The bathroom is comprised of a shower over the bath, washbasin, and WC.

This property enjoys a convenient location in Tamworth, close to everyday amenities such as Morrisons, Lidl, and the Co-Op, along with local cafés and restaurants. Nearby schools include Lark Hall Infant and Nursery Academy, Moorgate Primary Academy, and St Elizabeth's Catholic Primary School. Wigginton Park offers nearby green space for leisure and recreation.

The property is well connected by transport, with regular bus services into Tamworth town centre and surrounding areas, while Tamworth railway station provides direct routes to Birmingham, Nottingham, and London. Easy access to the A5, M42, and A38 makes commuting simple and convenient.

Ground Rent - £75 per annum

Insurance - £380.25 per annum

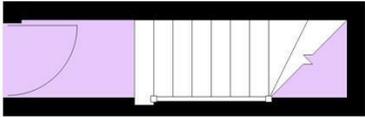


Council Tax Band: A

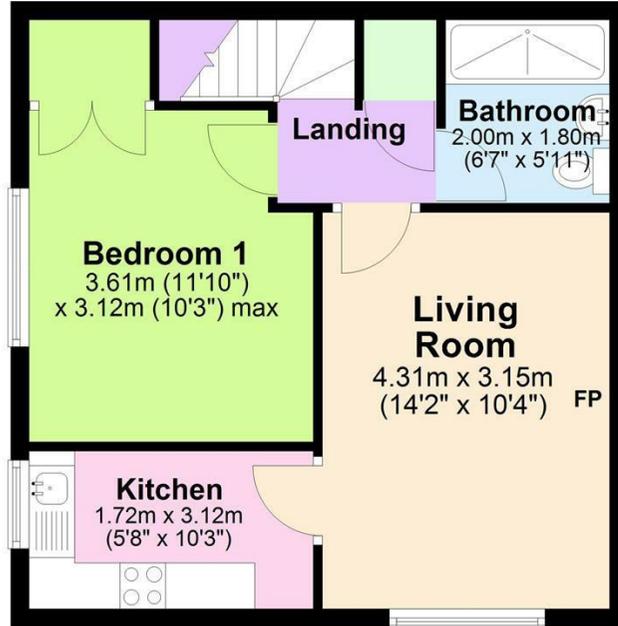




**Ground Floor**  
Approx. 3.0 sq. metres (32.6 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (439.9 sq. feet)



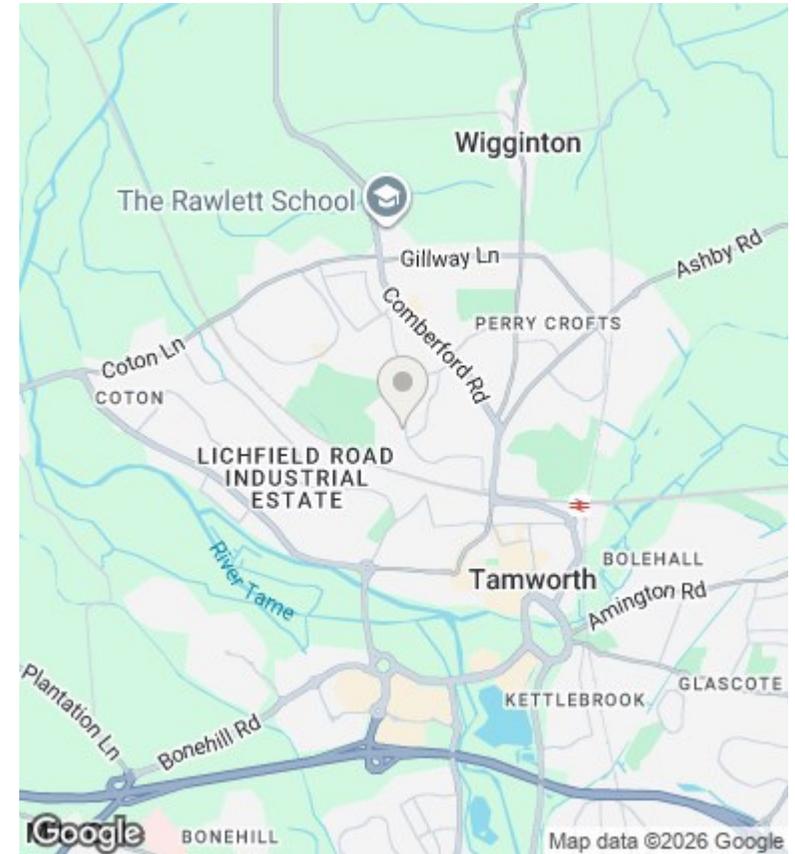
Total area: approx. 43.9 sq. metres (472.5 sq. feet)

**Viewings**

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

**Council Tax Band**

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	