



2 bed apartment to buy in WS15

Horse Fair, Rugeley, Staffordshire, WS15
2EL

£35,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Vacant Possession
- ✓ Central Rugeley Location
- ✓ Easy Access for Transport
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Nestled in the charming area of Horse Fair, Rugeley, this delightful flat offers a perfect blend of character and modern living. Spanning an impressive 893 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the apartment. This inviting area is perfect for relaxation or entertaining guests, providing a warm and homely atmosphere. The flat features a well-appointed bathroom, ensuring convenience and comfort for its residents.

Built in 1900, this property exudes a sense of history and charm, with period features that add to its appeal. The location in Rugeley offers a delightful community feel, with local amenities, shops, and parks just a stone's throw away, making it a convenient choice for everyday living.

Whether you are looking to invest in a property with character or seeking a comfortable home in a friendly neighbourhood, this flat in Horse Fair is a wonderful opportunity not to be missed. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers.

Living Room - 16'10" x 14'3" - This welcoming living room features high ceilings and natural wooden flooring, creating a warm and spacious atmosphere. A charming fireplace serves as a focal point. Large windows allow plenty of daylight to fill the room, highlighting the neutral walls and giving the space an inviting feel. A set of stairs leads down to the main floor, adding architectural interest.

Kitchen - 11'2" x 6'2" - The kitchen is designed efficiently with ample countertop space and wooden cabinetry. A small window at the end of the room provides natural light, brightening the tiled splashback and practical work surfaces. The layout is compact yet functional, ideal for everyday cooking needs.

Bathroom - 11'5" x 6'5" - This bathroom offers a bright and fresh space with a tiled bath surround, a modern white basin fitted into a vanity unit, and a toilet. The window above the bath allows natural light to stream in, enhancing the neutral tones of the room. The flooring complements the wall tiles, making this a practical and comfortable bathroom.

Bedroom 1 - 7'5" x 13'1" - The first bedroom features a cosy, sloped ceiling with exposed wooden beams that add character. Light carpets and neutral walls create a calm and restful atmosphere. A large window at the far end brings in natural light, and the room is comfortably furnished with a double bed and a few pieces of bedside furniture.

Bedroom 2 - 9'3" x 18'4" - This spacious bedroom has a high, sloped ceiling with exposed wooden beams that add rustic charm. The room is carpeted and includes two single beds, with a large window providing plenty of daylight. Neutral walls keep the space bright and airy, making it a comfortable place to relax or sleep.

Hallway - 3'0" x 3'10" - The hallway is a compact area that connects the kitchen, living room, and stairs leading to the first floor. It is practical and straightforward, providing easy access to the main rooms of the house.

Landing - 3'9" x 13'5" - The landing at the top of the stairs provides access to the bedrooms and bathroom. It is a narrow and practical space with light walls that keep it bright and open.

Front Exterior - The front exterior of the property features a traditional facade with a pathway leading through an overgrown garden area. The building has a characterful, older style with multiple floors and several windows, suggesting a spacious interior.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 47

Annual Ground Rent Amount: £60.00

Annual Service Charge Amount: £3,333.00

Price: Starting Bid £35,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

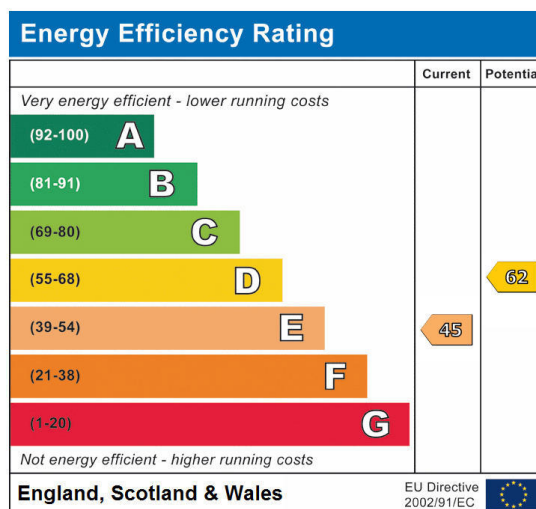
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Horse Fair, Rugeley, Staffordshire, WS15 2EL

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

