



Apple Walk, Heath Hayes,
Cannock, WS11 7WQ

£90,000

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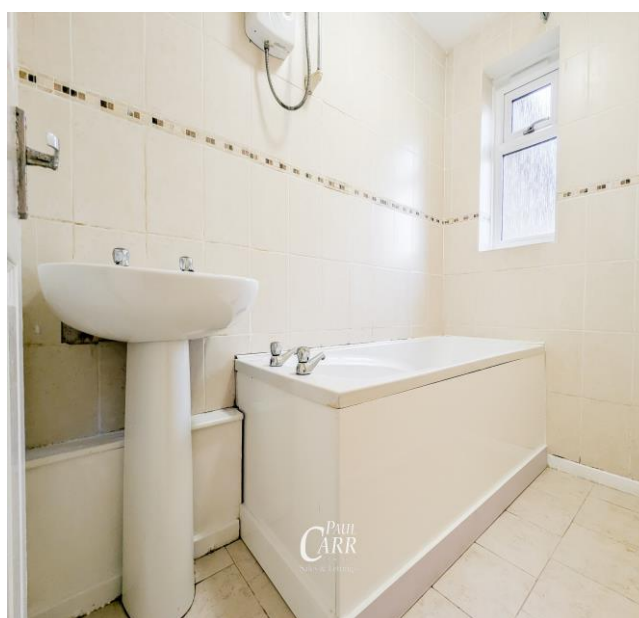
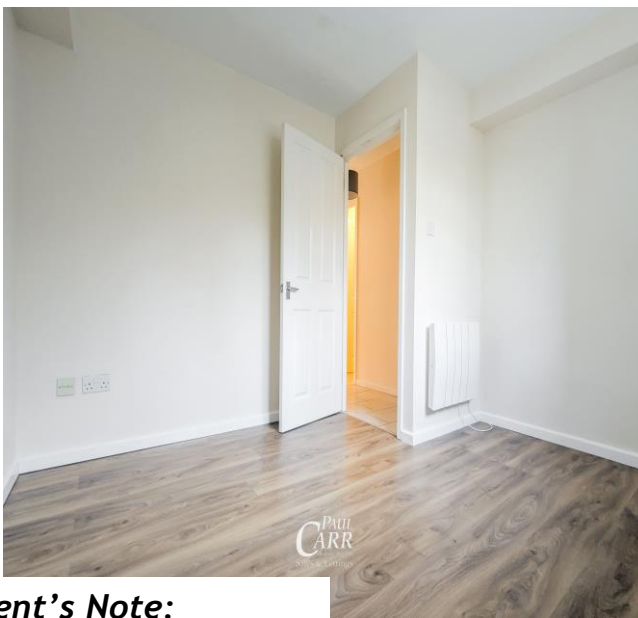
Paul Carr Estate Agents are delighted to present this spacious one-bedroom ground-floor apartment, ideally positioned on the highly sought-after Apple Walk development in Heath Hayes available with no onward chain.

Offering generous proportions throughout, this chain-free property features an entrance hallway that provides access to all rooms, a spacious lounge-diner with ample room for a dining table, a well-appointed kitchen and a double bedroom, a family bathroom and separate WC.

Externally, the property enjoys access to well-kept communal gardens and green spaces, creating a pleasant environment for residents to enjoy.

There is also the advantage of allocated parking, as well as additional visitor bays, ensuring convenience for both homeowners and guests.





Property Specification

Ground Floor Apartment Situated In The Sought After
Heath Hayes Area Of Cannock
No Chain
Spacious Lounge-Diner
Allocated Off Road Parking
Approx 123 Year Lease

Entrance Hall

Lounge

14' 1" x 15' 3" (4.30m x 4.65m)

Kitchen

7' 5" x 7' 7" (2.25m x 2.30m)

Bedroom One

8' 10" x 10' 9" (2.70m x 3.28m)

Bathroom

7' 9" x 4' 2" (2.36m x 1.27m)

WC

4' 7" x 4' 2" (1.40m x 1.27m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th January 2026

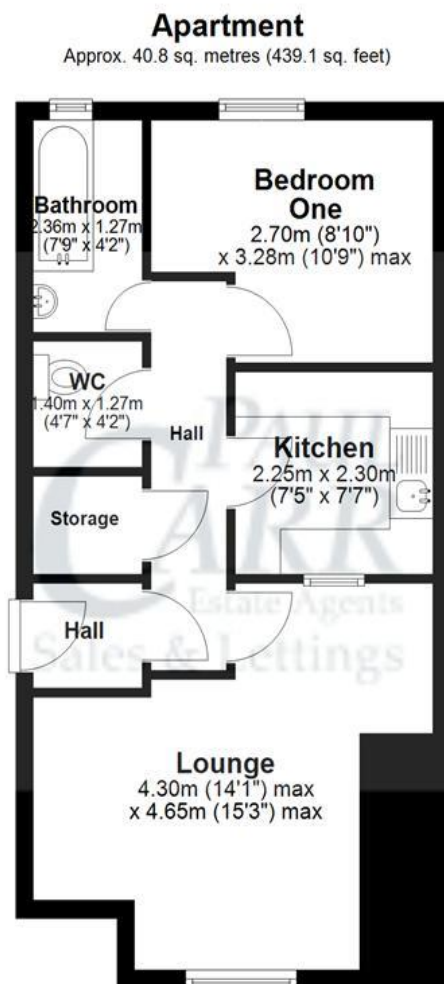
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Electricity, Water, Drainage
Council tax band: A
Tenure: Leasehold 125 years remaining, lease from 18 August 2023
Ground Rent: £25
Service Charge: £2,143.02

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 40.8 sq. metres (439.1 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

