

Flat 1 Queens Court, Queens Park Avenue, Dresden, Stoke-On-Trent, Staffordshire, ST3 4SU

FOLLOWWELLS



- Spacious One Bedroom Ground Floor Apartment
- Attractive Location adjacent to Queens Park
- Very Well Presented with Modern Refitments Throughout
- Various Extras Included in Sale
- Allocated Parking Space

1 

1 

1 

Asking Price

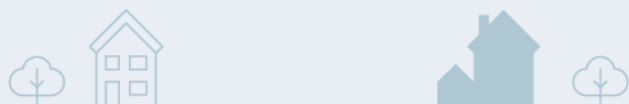
£109,500

follwells.co.uk

email@follwells.co.uk

01782 615530



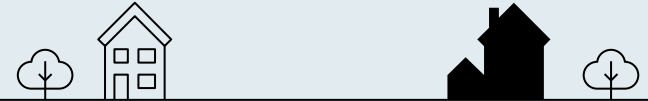


A well planned and beautifully presented purpose built ground floor apartment attractively situated within a local conservation area and tree lined avenue, adjacent to Queens Park. The apartment provides sizeable well proportioned accommodation and is fitted with modern fittings throughout including a replacement shower room.

Entrance is from a central communal hallway with front and rear access and having security intercom system. There is an external store cupboard allocated to the apartment immediately outside the front entrance door which opens to an entrance porch with tiled floor and further store cupboard. A second internal entrance door opens to the central hallway giving access to all main rooms. The kitchen is situated to the right hand side with tiled flooring, window outlook to side and central heating boiler. It is fitted with a good range of base/wall units and a one and a half composite sink set within work surfaces. There is a modern fitted electric oven and ceramic hob, with additional white goods comprising fridge and dishwasher which will be included in the sale. A further pantry store is situated off the kitchen. A smart fitted shower room is situated to the opposite side of the hallway with modern refitted suite comprising large enclosed tiled shower cubicle with mains power shower, vanity wash hand basin and W.C. There is floor tiling and a useful utility cupboard provides provision for washing, currently housing free-standing white good washing machine and separate dryer which are also included in the sale. The lounge has a window outlook to side and the bedroom is of good proportion with window outlook to rear.

The apartment has an allocated parking space with further communal parking spaces available.





Agents Note

- Tenure: Leasehold 125 year lease from 26th May 1993.
- Ground Rent: Most recent payable amount understood to be £112.52 per annum. There is an increment of £50 - £100 every 10 years starting from £0.00 for the first ten years increasing to a maximum of £500 after 80 years.
- Management Fee: Most recent payable amount understood to be £1304.16 per annum.

IMPORTANT INFORMATION

Service - Mains Connected

Central Heating - Gas

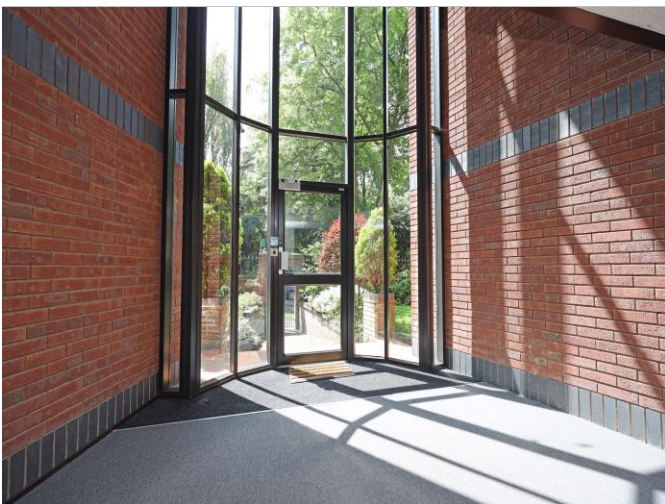
Glazing - uPVC

Tenure - Leasehold

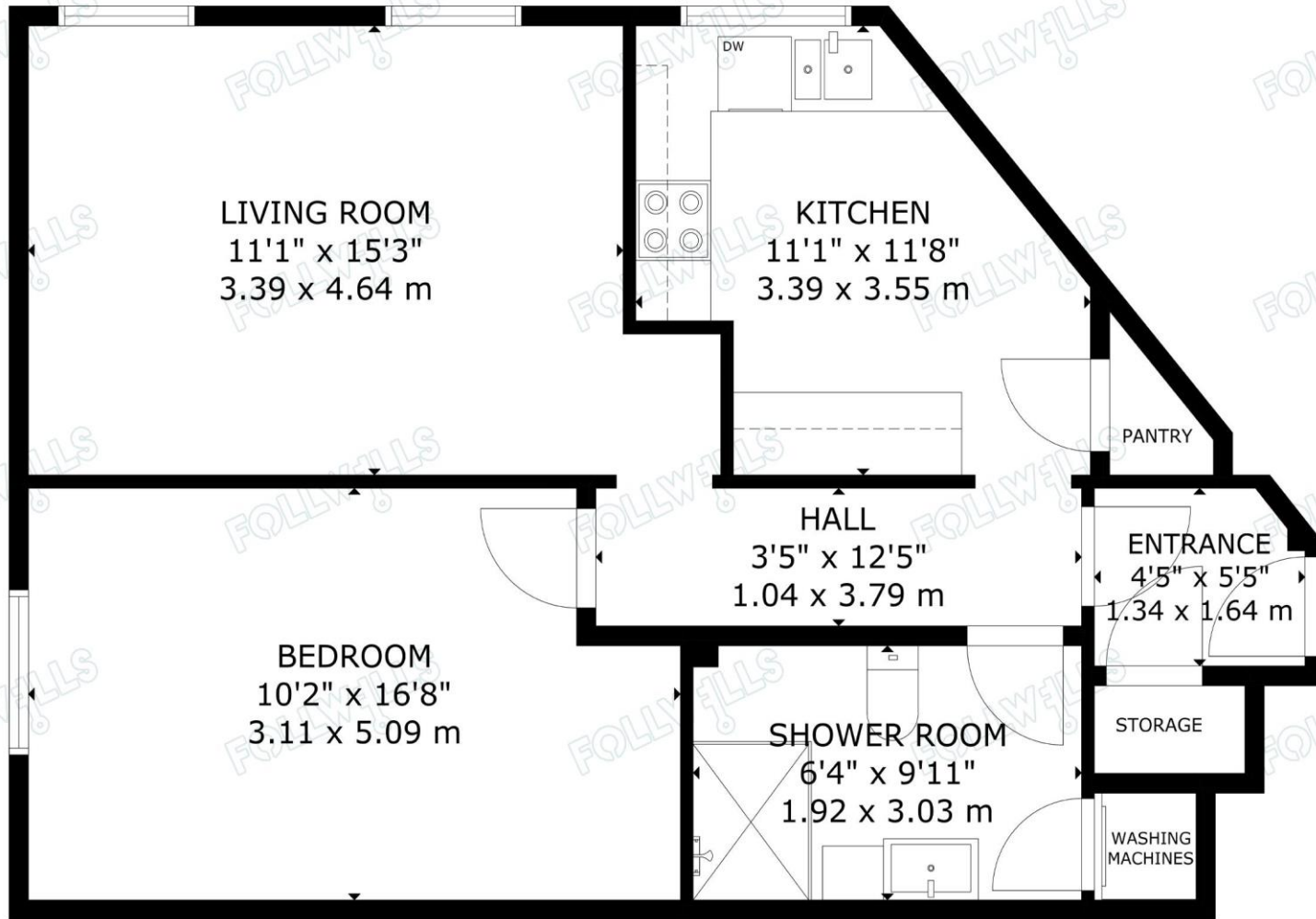
Council Tax Band 'C'

EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



FLOORPLAN



GROUND FLOOR