

Flat 9, Valley Heights, Valley View, Newcastle, Staffordshire, ST5 3FB

FOLLWELLS



- Modern Second Floor Apartment
- Town Centre Location
- Close Proximity to Royal Stoke University Hospital
- Spacious Open Plan Lounge/Diner and Kitchen
- Two Double Bedrooms
- Allocated Parking Space
- No upward Chain

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Asking Price

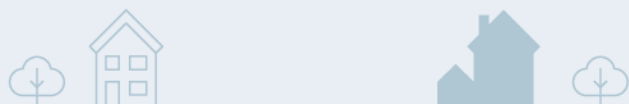
£125,000

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A spacious second floor two bedroom apartment forming part of a modern mixed development off Clayton Road, situated to the outskirts and within walking distance of the town centre.

Ideally suited for a first time buyer or downsizer, it is also located within easy reach of the Royal Stoke University Hospital and Keele University making it of potential interest to a rental investor with a current projected yield of £750pcm or thereabouts. The apartment is vacant and is offered for sale with no further upward chain.

The accommodation provides entrance vestibule with matching laminate hard flooring running throughout the apartment and has a double store cupboard and window. A larger inner hallway opens to all main rooms with a three piece bathroom and two double bedrooms both having built in wardrobes and window outlook to front and rear respectively. The main reception area is quite spacious forming a large lounge/dining area with main and secondary window outlook having a partial view across to Lyme valley. The kitchen which is also open plan and is fitted with worktops, sink a range of base/wall units including cupboard housing the central heating boiler and plumbing for washing. There is a fitted electric oven, gas hob with splash back and extractor.

The apartment has one allocated parking space with further visitor parking.





Agents Notes:

Tenure - Leasehold residue of a 125 year lease from 1st January 2005

Ground Rent - We are advised this is currently £62.50p every 6 months (buyers to seek clarification from their Legal Adviser)

Service Charge - We are advised this is currently £683.98 every 6 months (buyers to seek clarification from their Legal Adviser)

Pets - No pets without prior consent of the Management Company (HLM)

Vehicles - No commercial vehicles

Copy Lease available for inspection upon request.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

Tenure - Leasehold

Council Tax Band 'B'

EPC Rating 'B'

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

