



Flat 3, 1 James Street

ST4 5HB

£70,000



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STEPHENSON BROWNE

PUBLIC NOTICE

Stephenson Browne are now in receipt of an offer for the sum of £ 65000 for Flat 3,1, James Street. Anyone wishing to place an offer on this property should contact Stephenson Browne, 56, Merrial Street, Newcastle, Staffordshire ST5 2AW Tel 01782 625734 before exchange of contracts.

Well proportioned first floor apartment, well located for local amenities and commuting links such as the A34, A500 and M6 Motorway. Proximate to the Royal Stoke Hospital.

Briefly comprising, the apartment is accessed via secure communal access, with intercom entry, two well sized bedrooms and an open plan living room kitchen area with Juliet Balcony.

One allocated vehicle parking space.

The property is in need of some cosmetic refurbishments.

OFFER DISCLAIMER - Please Read:

Please be aware that our client does not grant a period of exclusivity on this property. The client reserves the right to consider and accept any further offers that are tendered to the agent prior to exchange of contracts. The property will not be marked as Sold STC upon acceptance of an offer and further enquiries/viewings may still take place.

Council Tax Band: A
Council Borough: Stoke-On-Trent
Tenure: Leasehold

Lease Details:

Lease Term: 999 years from 01/01/2006
Service Charge: £1470.00 per annum
Ground Rent: £780 per annum. The ground rent increases every 5 years. £910pa 2026 and £1,040pa 2031
Management Company: James Street Management Company



Living Room

11'1" x 9'8"

Kitchen

9'8" x 8'2"

Bedroom One

9'8" x 9'8"

Bedroom One Cupboard

4'9" x 1'10"

Bedroom Two

9'8" x 7'3"

Bathroom

7'8" x 5'6"

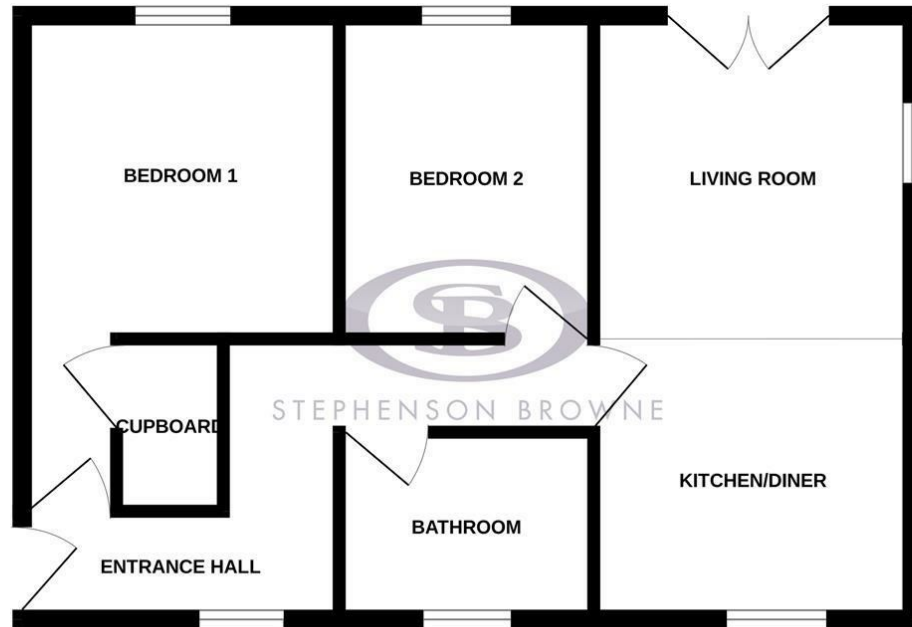


- First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen Diner
- Three Piece Bathroom
- Secure Intercom Entry
- Allocated Parking Space
- Close to Local Amenities, Royal Stoke Hospital, A34 and A500
- In Need of Cosmetic Refurbishments
- No Onwards Chain
- Please be aware that there is NO EXCLUSIVITY PERIOD for an accepted offer



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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