



Scholars Court  
Hartshill



Guide Price £99,000

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



# 25 Elizabeth House Scholars Court Hartshill ST4 7DW

Excellent INVESTMENT OPPORTUNITY! A very well located ground floor apartment, with two bedrooms, a large open plan living room diner and allocated vehicle parking behind secure gated access, this is the perfect investment for landlords looking to start their investment journey or add to their portfolio.

The property opens from a central entrance hallway that curves from the side of the property, where doors to all of the principal rooms are found further to two large storage cupboards. Two well sized bedrooms, with the main bedroom being a double in size. Three piece bathroom suite with shower over the bath. Generously sized open plan living room diner with separate kitchen. The kitchen is complete with a full range of wall and base units with work surfaces over and excellent cupboard space.

To the outside, the property sits within well maintained grounds with ample parking available for residents and visitors via secure electric gated entry and pedestrian access.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the services.



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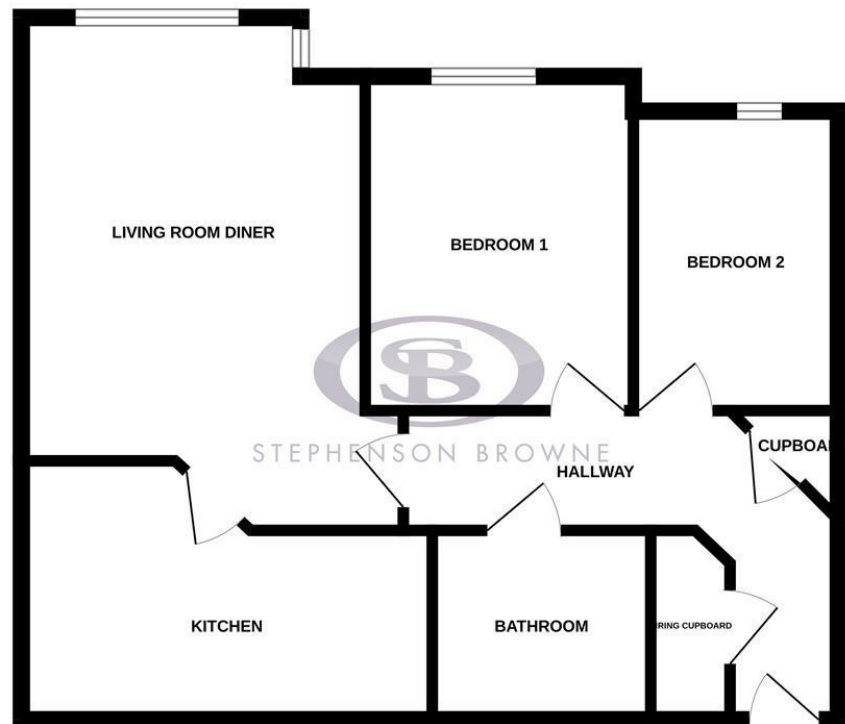


|                   |                                            |
|-------------------|--------------------------------------------|
| Entrance Hallway  | 13'6" x 2'11" (4.14 x 0.90)                |
| Living Room Diner | 14'7" x 12'2" (4.45 x 3.73)                |
| Kitchen           | 13'5" max x 9'3" max (4.11 max x 2.83 max) |
| Bedroom One       | 11'10" x 8'0" (3.61 x 2.46)                |
| Bedroom Two       | 9'9" x 6'3" (2.98 x 1.91)                  |
| Bathroom          | 6'7" x 5'1" (2.03 x 1.56)                  |





## 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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**NOT TO SCALE** These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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