

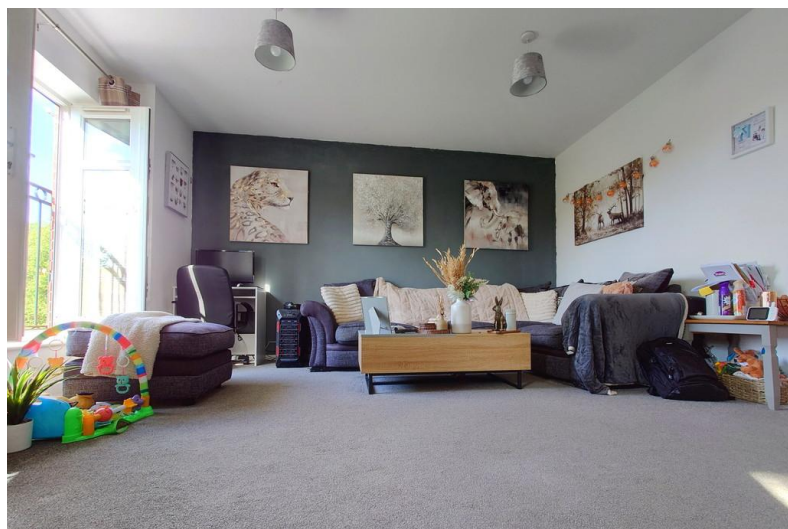


Moorefields View

Norton Heights, ST6 8GU

- A 1ST FLOOR APARTMENT
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- SURROUNDED BY GREEN SPACE
- ON THE DOORSTEP TO NATURE
- ALLOCATED PARKING & GUEST SPACES
- POPULAR ESTATE, GORGEOUS OUTLOOK
- LEASEHOLD TENURE

£99,950





Property Description

INTRO

A truly delightful TWO BEDROOM FIRST FLOOR

APARTMENT - Set in a stunning position, with a gorgeous outlook to nature and green space surrounding you!

Located at the end of the hugely popular Norton Heights estate, this spacious apartment comprises of an entrance hall, lounge which has an open plan into the updated modern kitchen, two double bedrooms and a family bathroom. UPVC double glazing and gas central heating from a combi boiler. Allocated parking space with guest parking available. Leasehold Tenure. Great location for useful nearby road links and amenities. Step outside and countryside walks await you - Don't wait around for this beauty!

DIRECTIONS

Please use postcode ST5 8GU for Sat Nav/Google Maps. From Bellerton Lane, turn right into Chillington Way. Turn right into Blithfield Way and right again into Mansfield Grove. Turn left into Longfellow Close and the next right turn leads to the parking area.



LEASEHOLD TENURE

The Tenure is Leasehold with over 900 years remaining on the lease. £130 per month is payable for the service charge and approx £180 per annum for the ground rent.

ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE

Intercom and coded entrance door. The stairs lead up to the first floor where the apartment is located.

ENTRANCE HALL

12' 8" x 3' 7" (3.86m x 1.09m)

Front entrance door. Laminate flooring. Radiator. Door to useful storage cupboard. Access to all rooms.

LOUNGE

14' 4" x 12' 0" (4.37m x 3.66m)

A reception room allowing plenty of natural light, having Juliet balcony window to the front. Radiator. Two light fittings. Carpeted flooring. Open plan into the kitchen - Full length measuring 19'5 x 14'4.

KITCHEN

11' 3" x 6' 11" (3.43m x 2.11m)

A modern fitted kitchen having base and wall mounted cupboard units with worksurfaces over. Two windows to the front and side. Electric oven/grill with gas hob and extractor over. Integrated fridge. Single drainer sink unit. Cupboard housing Logic Combi 30 gas central heating boiler. Laminate flooring. Spotlights to the ceiling.

BEDROOM ONE

12' 3" x 11' 0" (3.73m x 3.35m)

Two windows to the rear, radiator. Carpeted flooring.

BEDROOM TWO

Two windows to the side and rear, radiator. Fitted wardrobes. Carpeted flooring.

BAHROOM

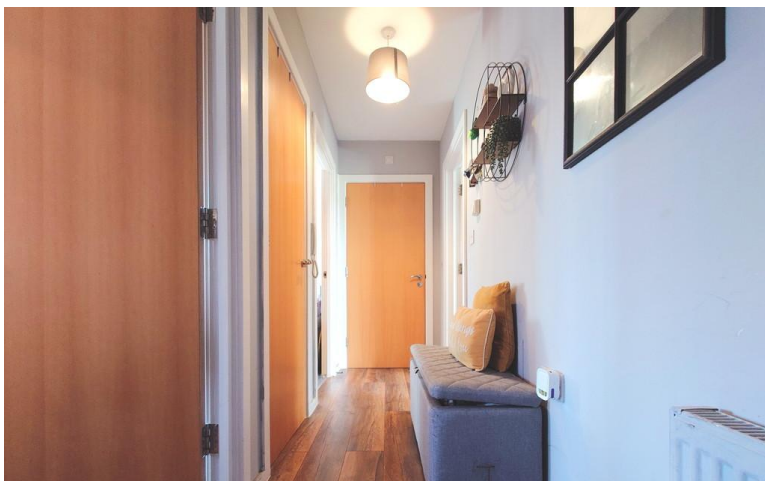
6' 5" x 5' 10" (1.96m x 1.78m)

Comprising a panelled bath, with mains pressured shower set into the wall, low level W.C and wash hand basin with splash back tiling. Extractor fan. Part tiled walls. Carpeted flooring.

EXTERNALLY

PARKING

There is one allocated car parking space and a visitors car parking space, plus further on-street parking is readily available.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

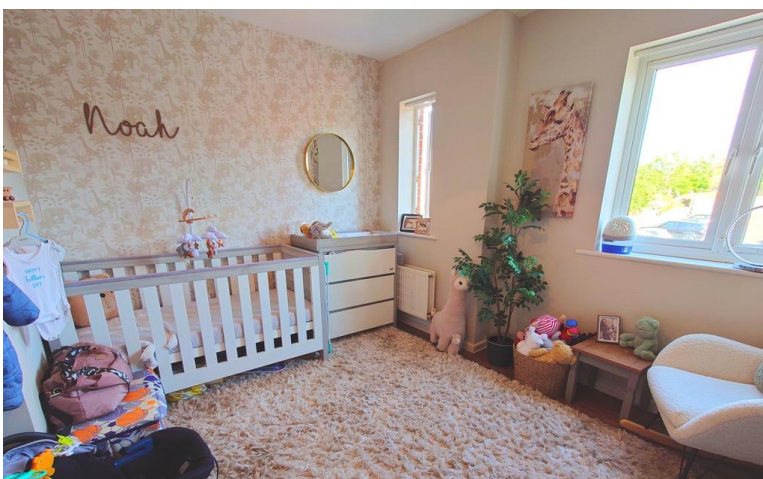
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

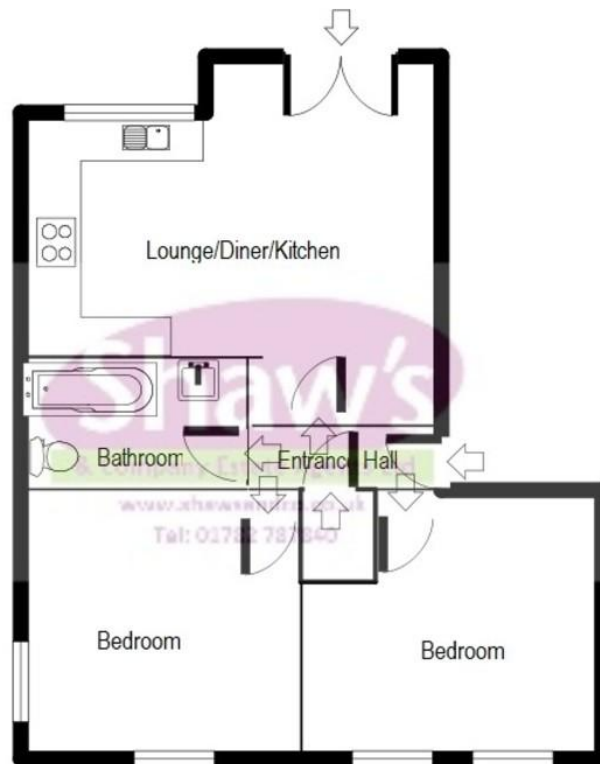
Current: 79C Potential: 81B











Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements