



Topgate Drive
Hanley, ST1 3SG

- A FIRST FLOOR APARTMENT
- MODERNISED & READY TO MOVE INTO
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- ONE BEDROOM
- OPEN PLAN LOUNGE, KITCHEN
- SHOWER ROOM
- ONE ALLOCATED PARKING SPACE
- LEASEHOLD TENURE

£59,950





Property Description

INTRO

An absolutely ideal opportunity to enter the market with a modern first floor one bedroom apartment, at an affordable price level for first time buyers or buy to let investors! Set in a highly desirable tucked away estate, but being on the doorstep to the shops and amenities of Hanley, local nearby leisure parks, and road links across the whole of the city - This sleek property isn't one to be missed! The first floor accommodation enters into an open plan kitchen into lounge, which leads to the shower room and main bedroom. Featuring a nice updated specification, the property also benefits from being a well insulated building, whilst providing a good EPC rating and having a Leasehold Tenure, which covers all external maintenance and boiler upkeep for ease of mind. One allocated private parking space. Contact us today before this gets snapped up!



LEASEHOLD TENURE

Please note that the property Tenure is Leasehold - With the payment being for ground rent/service charge and external maintenance including electric radiator and boiler servicing/upkeep) is £2,500 per annum (or can be spread out into 6 monthly or monthly payments depending on your requirements). The length of the lease is 105 years remaining.

DIRECTIONS

Please use Sat Nav/ Google Maps with postcode ST1 3SG. From Ivy House Road, turn into Poundlock Avenue, and take the second right into Topgate Drive, where the property can be seen at the end of the road, on the right hand side, as identified by our For Sale sign.

FIXTURES & FITTINGS AVAILABLE

All fixtures and fittings at the property including kitchen appliances, the washer/dryer, sofas, wardrobes etc can all be included in the sale. Personal items as pictured will be cleared, and the TV and stand, and bed are not included in the sale.

ACCOMMODATION

Entered via an external staircase.

OPEN PLAN KITCHEN INTO LOUNGE

17' 10" x 11' 7" (5.44m x 3.53m)

KITCHEN: Opened via a front composite entrance door into initially the kitchen area, having base cupboard units, a single drainer sink unit and electric oven/grill with induction hob over. Tall standing fridge freezer. Spotlights to the ceiling. Cushion flooring to the kitchen area. Door to the bathroom, window to the front. Electric consumer unit. Extractor fan/unit.

LOUNGE: Being carpeted, this lovely reception room has a window and Juliet balcony to the front aspect, radiator. Light fitting. Timeguard gas central boiler heating controls.

SHOWER ROOM

7' 2" x 6' 1" (2.18m x 1.85m)

Comprising an enclosed shower cubicle with mains pressured shower, wall panelling. Low level W.C, wash hand basin with vanity cupboard below and wall mounted unit above. Radiator. Cushion flooring. Extractor fan. Chandelier style light fitting. Cupboard housing integrated washing machine/dryer.

BEDROOM

11' 5" x 9' 4" (3.48m x 2.84m)

Window to the front, radiator. Fitted wardrobes.





EXTERNALLY/ PARKING

There is one allocated parking space per resident, with further on-road parking options readily available nearby.

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

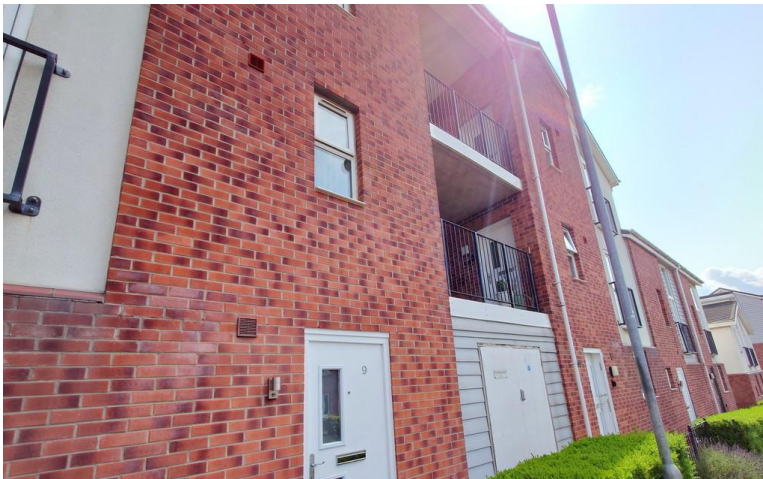
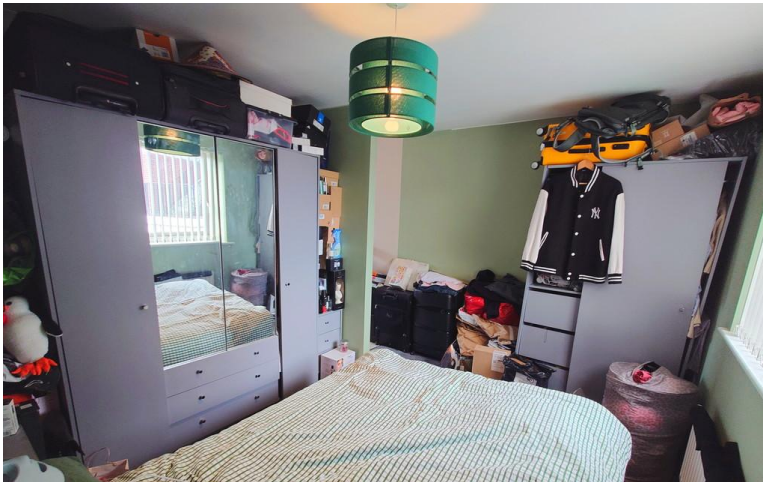
Stoke-on-Trent City Council.

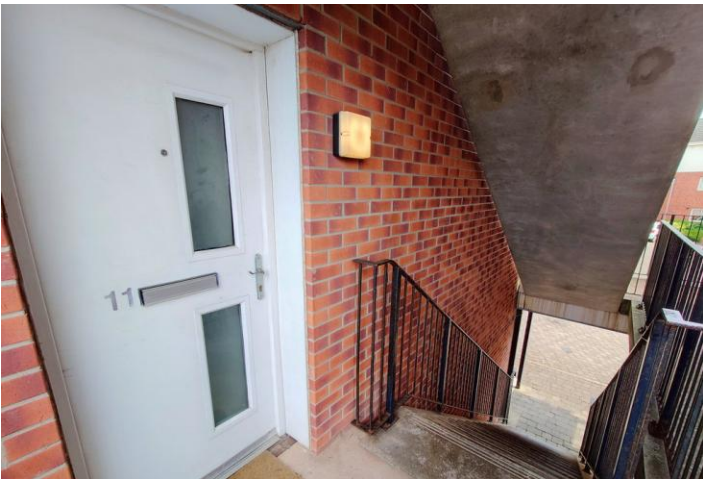
COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 77C Potential: 77C









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 and the floorplan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any protective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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 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