



## Shallowford Court, Stoke-on-Trent

OIRO £80,000



Leasehold | EPC rating: TBC

- No Chain Sale
- Investment Property
- Ready to move in

- Allocated Parking
- Potential 9% Yield
- Close to amenities

# BELVOIR!

Property is personal

Email  
[sales.stoke@belvoir.co.uk](mailto:sales.stoke@belvoir.co.uk)

Phone  
**01782 478 444**

## Description

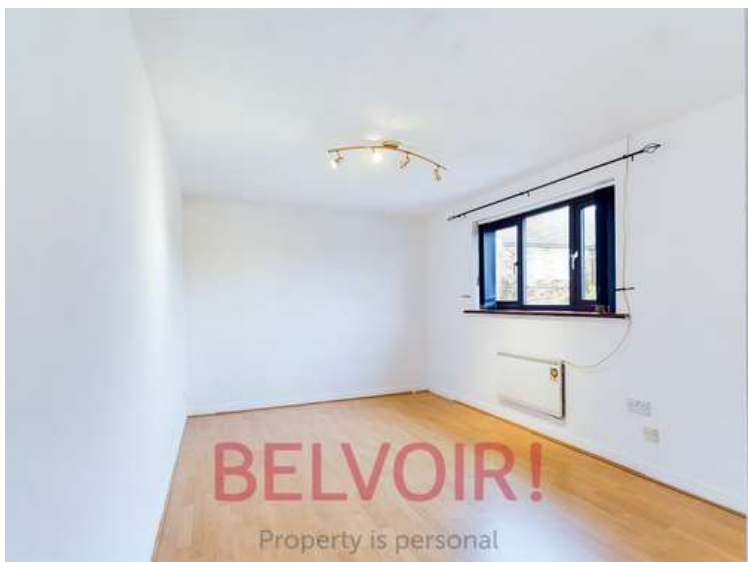
**\*\*\*NO CHAIN\*\*\*** Come take a look at this **First Floor Apartment** on Shallowford Court. **Ideally Situated** with easy access to **Hanley Town Centre, Festival Retail Park, Wolstanton Retail Park** and **Stoke** this property would be absolutely perfect for Investors, young professionals, students, commuters and really anybody looking for a bolthole here in Stoke on Trent.

Comprising a living room, kitchen, double bedroom and bathroom with allocated parking to the front. This property is ready to go and can be moved right into.

**EPC rating:** TBC - **Council tax band:** A - **Tenure:** Leasehold (67 years remaining at the time of writing) - **Ground Rent:** £225 PA - **Service Charge:** £880 PA

Take a look at the 360 virtual tour, call to ask about the potential to add value and book your in person viewing.

## Photographs



## Rooms

**Welcome to Shallowford Court**, a modern complex comprising two blocks of purpose-built apartments with well-maintained grounds and brick paved allocated parking bays.

### **Entrance hall and stairs - 0.90 x 0.72m**

Access the apartment via your own private part glazed front door into the hallway with stairs to the first-floor accommodation.

### **Landing - 2.09 x 2.46m**

Ascending the stairs to the landing you'll be pleasantly surprised to see that the part glazed internal doors ensure the space landing remains brightly lit. As this is a first-floor apartment you also benefit from loft access for extra storage with the hatch situated on the landing too. Neutral wall and floor coverings finish the space and a dark wood finish to the balustrade adds a touch of class.

### **Kitchen - 3.10 x 1.96m**

Stepping into the kitchen there is a well-appointed kitchen with an abundance of wall and base units and high-quality work surfaces. There's also a built-in cooker, hob and extractor and a sink and drainer. You will also find space for several appliances then fully tiled walls and vinyl flooring to make cleaning quick and easy.

### **Living room- 4.41 x 3.42m**

A good-sized well-proportioned room awaits you in the living room. Patio doors in addition to a window flood the room with light and create a beautiful breeze in the warmer months. The shape of the room lends itself to a variety of furnishings and layouts. The room also benefits from a useful storage cupboard discretely tucked away behind the living room door. Useful to store the Hoover, mop and ironing board or maybe even coats and shoes. Easy to clean laminate flooring and clean bright walls finish the room.

### **Bedroom - 4.38 x 3.00m**

Into the bedroom now you'll find another large room with ample space for a king-size bed, bedside tables, a wardrobe and set of drawers. The large window and lightly painted walls keep the room bright and airy and laminate flooring underfoot finishes the room.

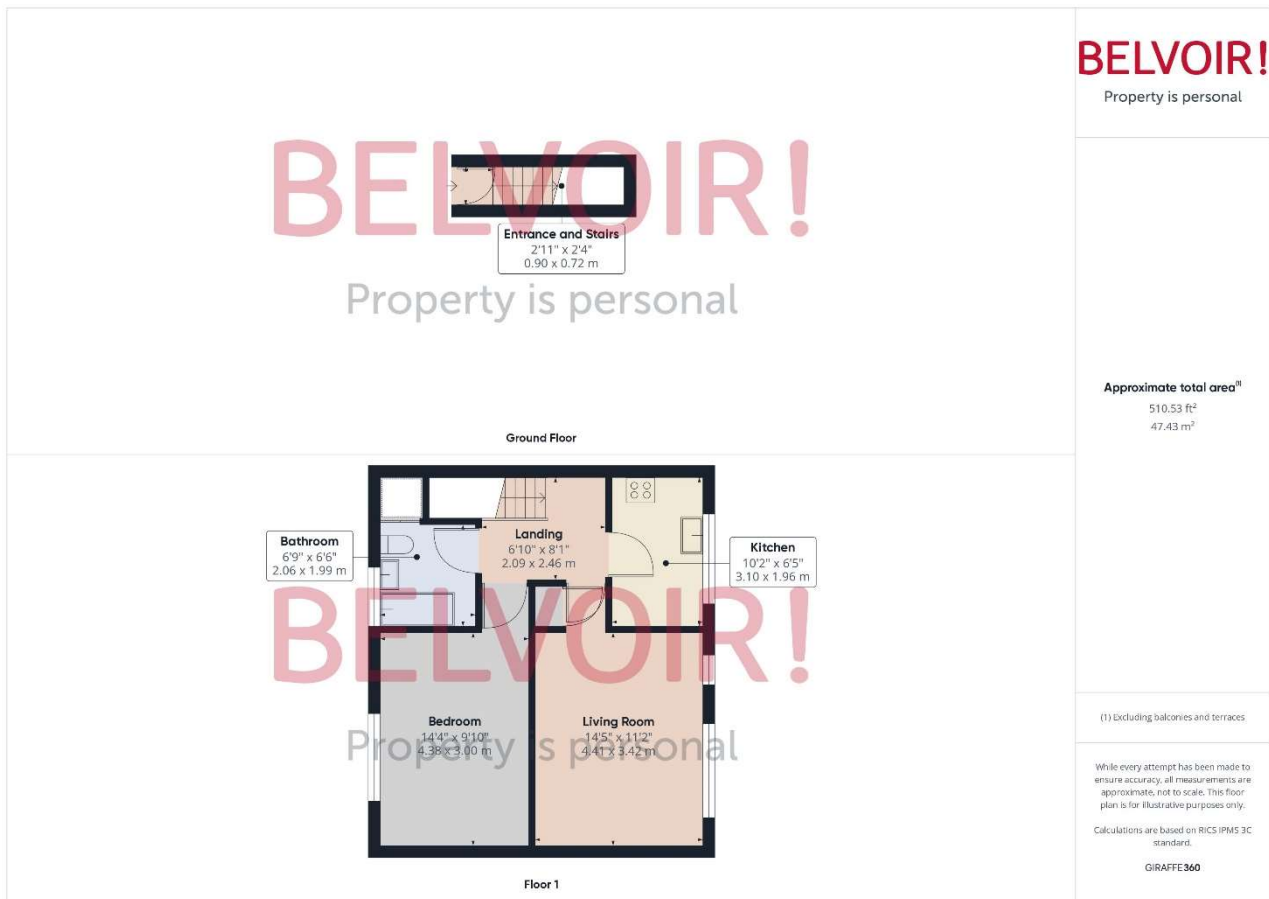
### **Bathroom - 2.06 x 1.99m**

Finishing our tour in the bathroom then with a three-piece suite in white. You'll see a panelled bath with a silver mixer tap and a shower attachment, A pedestal hand basin with silver mixer tap and a dual flush toilet. You will again be pleasantly surprised to find additional storage in the form of a cupboard in the bulkhead over the stairs. The ideal spot for towels, bedding and toiletries. Fully tiled walls and floor finish the bathroom

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 100 Mbps upload speed with Virgin Media and Openreach and the mobile checker shows limited indoor network with major mobile phone providers EE, Three, Vodafone and O2.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



# Map



<https://www.belvoir.co.uk/stoke-on-trent-estate-agents/>