




26 Harold Hines Way, Trentham,
Stoke-on-Trent, ST4 8WJ



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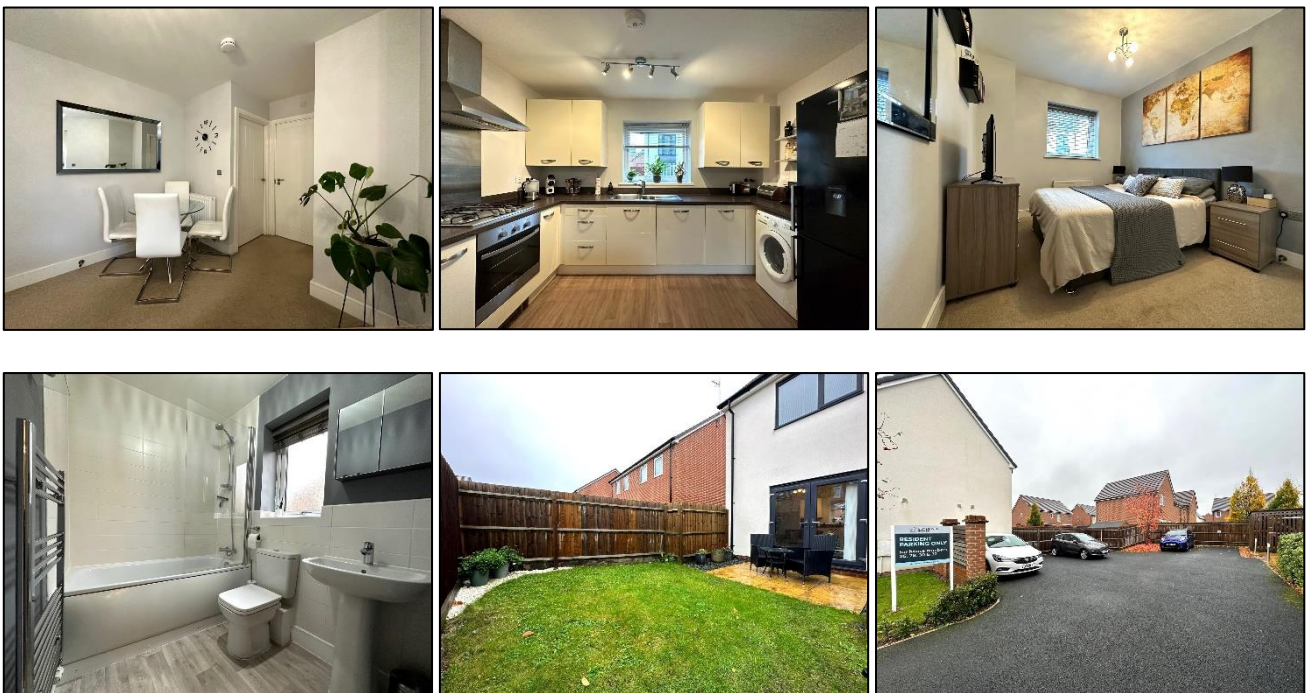
Asking Price: £130,000



We are delighted to offer to market this immaculately presented one-bedroom purpose-built ground floor apartment situated on the prestigious Trentham Manor Estate. Boasting high end fittings and superior finish throughout this former show home is sure to delight all who view. Conveniently located for nearby amenities and Trentham Gardens with excellent access to all major commuter links across the city this property must be viewed to be fully appreciated.

Comprising of hallway leading to a bright and spacious living/ dining room with patio doors to the rear garden, a contemporary fitted kitchen with integrated dishwasher, double bedroom with built in wardrobe and a modern bathroom. Benefiting from upvc double glazing and gas central heating throughout.

Externally: Residents car park with allocated parking space, bike shed, communal garden with private patio area.



Tenure: Leasehold 250 years (from 2017)

Service Charge: £100 per annum – Ground rent: £125 per annum

Accommodation briefly comprising of:

Entrance Hall: 7'3" x 3'11" max (2.20m x 1.20m) composite exterior door, built-in storage cupboard, internal door leading to living/ dining room, radiator.

Living/ Dining Room: 20'2" x 10'2" max (6.14m x 3.1m) upvc double glazed patio doors leading to rear garden, radiator, entrance to open plan kitchen, door leading to bedroom, door leading to bathroom, door leading to built in storage cupboard, radiator.

Kitchen: 11'7" x 6'4" max (3.52m x 1.92m) upvc double glazed window to front elevation, range of matching wall and base units, cupboard housing Logic Combi boiler, gas hob, electric oven & extractor hood, stainless steel sink & mixer tap, integrated dishwasher, under counter plumbing point, space for fridge freezer.

Bedroom: 11'8" x 8'5" max (3.56m x 2.57m) upvc double glazed window to front elevation, built-in double wardrobe, radiator.

Bathroom: 6'6" x 5'2" max (1.97m x 1.57m) upvc double glazed window to rear elevation, white suite comprising of bath with chrome mixer tap and shower head behind shower screen, low level flush toilet, pedestal sink & chrome mixer tap, chrome towel radiator.

Council Tax: Band A

Note: services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

