




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



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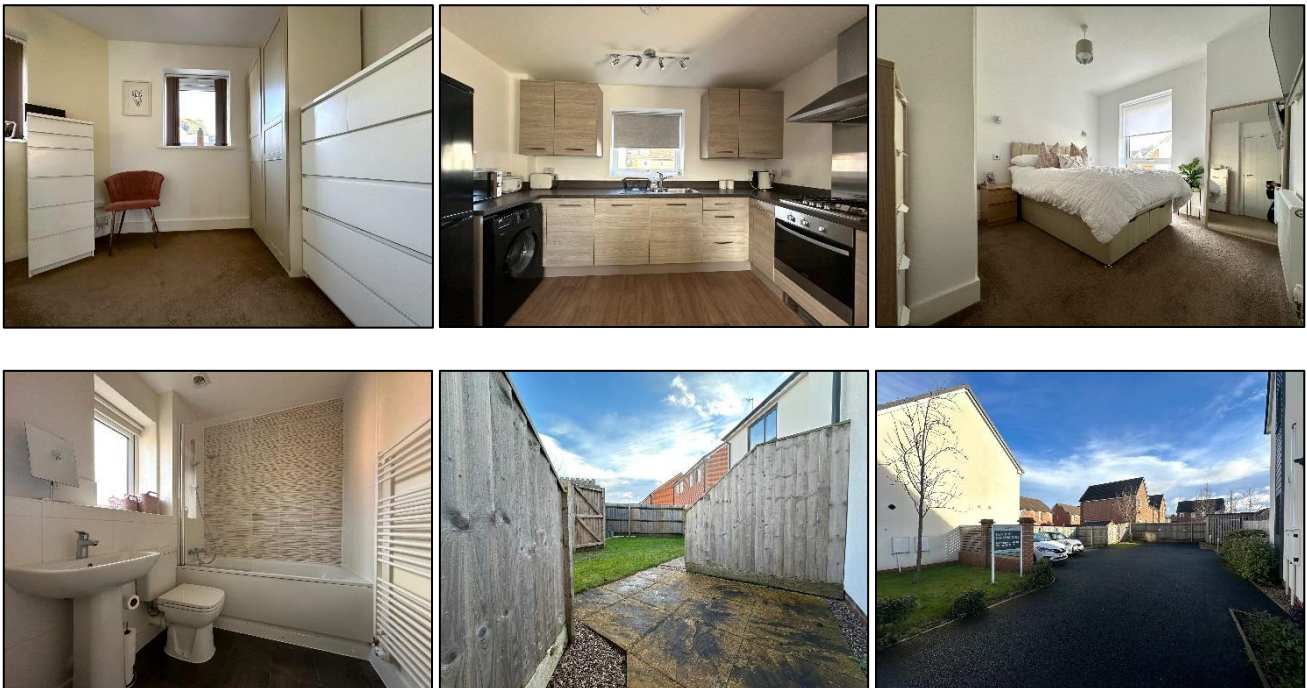
Asking Price: £130,000



We are delighted to offer to market this beautifully presented one-bedroom purpose-built first floor apartment situated on the prestigious Trentham Manor Estate. Boasting a contemporary finish throughout this exclusive apartment must be viewed to be appreciated. Conveniently located for nearby amenities, Trentham Gardens and providing excellent access to all major commuter links across the city.

Comprising of ground floor hallway with staircase leading to a spacious and modern living/ dining room, bespoke fitted kitchen, double bedroom with built in wardrobe and a contemporary 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: £150 per annum – Ground rent: £125 per annum

Accommodation briefly comprising of:

Entrance Hall: 7'3" x 4'5" max (2.22m x 1.38m) composite exterior door, built-in storage cupboard, staircase leading to living/dining room, radiator.

Living/ Dining Room: 20'9" x 18'0" max (6.38m x 5.49m) upvc double glazed windows to front elevation, entrance to open plan kitchen, door leading to built in storage cupboard, door leading to bathroom, door leading to bedroom, radiator.

Kitchen: 11'7" x 6'1" max (3.53m x 1.87m) 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, under counter plumbing point, space for fridge freezer.

Bedroom: 11'4" x 10'8" max (3.47m x 3.28m) upvc double glazed window to front elevation, built-in double wardrobe, radiator.

Bathroom: 6'11" x 6'2" max (2.12m x 1.89m) upvc double glazed window to rear elevation, white suite comprising of low level flush toilet, pedestal sink & chrome mixer tap, bath with chrome mixer tap and shower head behind shower screen 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		

