



**James Street, Stoke-On-Trent ST4 5HB**

**welcome to**

## **James Street, Stoke-On-Trent**

Don't miss your opportunity to purchase this two bedroom, first floor apartment in the popular city of Stoke-on-Trent, boasting plentiful accommodation and allocated parking. This would make an excellent investment or first-time buy, so call us now to view!

### **Living-Kitchen**

Open-plan living-kitchen comprising of a fitted kitchen with a range of wall, base and drawer units, an integrated oven and four ring gas hob, overhead extractor hood, and one bowl stainless steel sink and drainer with a mixer tap, a breakfast bar extending from the worktop, and the boiler. With space and plumbing for a washing machine/dryer and dishwasher, and finished with splash back tiling and vinyl flooring. Opening into the lounge area which has UPVC french doors opening to a Juliette balcony, and is finished with carpeted flooring. The room has double glazed windows to the side and rear elevations, and two radiators.

### **Bedroom One**

Double bedroom finished with carpeted flooring, a radiator and double-glazed window.

### **Bedroom Two**

Double bedroom finished with carpeted flooring, a radiator and double-glazed window.

### **Bathroom**

Three-piece suite comprising of a low-level w/c, wash-hand basin, bath with an overhead shower and frosted double-glazed window.

### **External**

Externally, the apartment benefits from a communal car park, with one allocated parking space for the resident of the flat.

### **Auction Details**

AUCTION DATE: TUESDAY 24th JUNE 2025

BIDDER REGISTRATION: BY 2pm MONDAY 23rd JUNE 2025

WHERE TO BID: Please ensure you are registered to

bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

### **Conditions Of Sale**

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.

The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

### **Health And Safety For Viewers**

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.



## Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued.

This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall.

A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website.

We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



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welcome to

## James Street, Stoke-On-Trent

- AUCTION DATE: 24TH JUNE 2025
- TWO BEDROOM SECOND FLOOR FLAT
- OPEN PLAN KITCHEN LIVING AREA
- JULIETTE BALCONY TO LIVING AREA
- NEUTRALLY DECORATED THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1470.00

Ground Rent: 780.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£52,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108935 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**