



Tean Hall Mills, High Street, Tean, Stoke-On-Trent. ST10 4FF

welcome to

Tean Hall Mills, High Street, Tean, Stoke-On-Trent

****INCENTIVE 6 months Service Charge to be paid by Seller**** Offered for sale with NO UPWARD CHAIN and allocated car parking space is this a UNIQUE two bedroom first floor DUPLEX APARTMENT in The Warehouse of Grade II former Mill. This apartment has its own PRIVATE LANDING accessed via stairs & lift.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors(s). Powered by www.focalagent.com

Access to the property is gained via entry phone system:

Entrance Lobby:

With lift and stairs to:

First Floor Landing:

Private landing leading into:

Apartment Entrance Door:

Leading into:

Hallway:

With feature steel pillar; stairs leading to the mezzanine floor; door off to:

Lounge:

23' 1" max x 11' 11" max (7.04m max x 3.63m max)
With single glazed leaded windows with exposed brickwork; feature steel pillars;; beam to ceiling; two electric wall heaters.

Bedroom One:

15' 8" x 10' 9" (4.78m x 3.28m)
With exposed brickwork; single glazed window; electric wall heater; wardrobes.

Bedroom Two:

18' 8" x 7' 1" (5.69m x 2.16m)
With exposed brickwork; single glazed window; electric wall heater; wardrobe.

Bathroom:

Having bath with mixer taps shower and side screen; wash hand basin; low level w.c.; complimentary wall and floor tiling.

Walk In Cupboard

6' 5" x 5' 2" (1.96m x 1.57m)
With shelving; hot water tank.

Stairs Down:

Leading to:

Dining Room Area:

19' max x 9' 5" (5.79m max x 2.87m)
With exposed brickwork; single glazed elevated window; electric wall heater; opening into:

Kitchen Area:

13' 11" max x 6' (4.24m max x 1.83m)
A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; complementary work surfaces; integrated electric oven and electric hob; integrated dishwasher, washer dryer, fridge and freezer; two pantry cupboards; single glazed window.

Stairs Up:

Leading to:

Study:

17' max x 9' 5" (5.18m max x 2.87m)
Having single glazed window; electric wall heater.

Outside:

One allocated car parking space.

Please Note:

Council Tax Band D

Photographs may have been taken using a wide angle lens.



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welcome to

Tean Hall Mills High Street, Tean Stoke-On-Trent

- Duplex Apartment in Grade II Listed Building
- LIFT AND STAIRS - Private First Floor Landing
- Two Bedrooms. Bathroom
- Lounge. Kitchen / Dining Room. Mezzanine floor with Study
- Allocated Car Parking Space

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 199 years from 28 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109189 - 0006

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