



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

welcome to

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

Bagshaws Residential welcome to the market this first floor apartment in Grade II Listed former Mill having accommodation comprising: open plan kitchen living diner, double bedroom & bathroom being ideally suited to BUY TO LET INVESTOR/ FIRST TIME BUYER. Allocated car parking space.



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 inspection(s). Powered by www.focalagent.com

Access to the apartment is gained via:

Communal Entrance Door:

With entry phone system; lift and stairs leading to:

Apartment Entrance Door:

Leading into:

Entrance Hallway:

Having wall mounted electric heater; doors off to:

Open Plan Kitchen Living Diner

18' 11" max x 17' 6" max (5.77m max x 5.33m max)

Kitchen Area:

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; complementary work surface; plumbing for washing machine; further appliance space; cooker hood; complementary tiling; ceiling down lighting; double glazed window; wood effect vinyl flooring.

Lounge Diner Area:

Having two double glazed windows; entry phone; two wall mounted electric heaters.

Bedroom:

11' 4" x 7' 7" (3.45m x 2.31m)

Having double glazed window; electric wall mounted heater.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling.

Outside:

One allocated car parking space.



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welcome to

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

- Grade II Listed Apartment. Lift and Stairs to all floors
- Double Bedroom. Bathroom
- Open Plan Kitchen Living Diner
- NO UPWARD CHAIN
- Allocated Car Parking

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 in excess of

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109511 - 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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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