

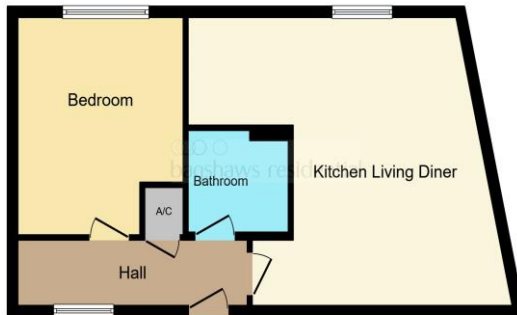


**Tean Hall Mills High Street, Tean Stoke-On-Trent ST10 4FF**

**welcome to**

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

Bagshaws Residential welcome to the market this spacious first floor apartment in Grade II Listed Building being sold with NO UPWARD CHAIN and ideal for FIRST TIME/INVESTMENT BUYERS has accommodation comprising: entrance hallway, open plan kitchen living diner, bedroom & bathroom. 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.fishtagroup.com](http://www.fishtagroup.com)



Access to the property is gained via:

**Communal Entrance Door:**

With lift and stairs to all floors leading to:

**Apartment Entrance Door:**

Leading into:

**Entrance Hallway:**

With window; wall mounted electric heater; storage cupboard; doors off to:

**Open Plan Living Diner Kitchen**

**Lounge / Dining Area:**

17' 5" max x 13' 4" ( 5.31m max x 4.06m )

Having dual aspect windows; two electric wall heaters.

**Kitchen Area:**

7' 2" x 6' 11" max ( 2.18m x 2.11m max )

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; work surface; integrated electric oven with hob and cooker hood over; further appliance space; complementary wall and floor tiling; spot lights.

**Bedroom:**

12' 10" x 10' 9" ( 3.91m x 3.28m )

With window; electric wall heater.

**Bathroom:**

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

**Externally:**

One allocated parking space.

**Please Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Photographs may have been taken using a wide angle lens. Council Tax Band A



***view this property online*** [bagshawsresidential.co.uk/Property/UTR109662](http://bagshawsresidential.co.uk/Property/UTR109662)



welcome to

## Tea Hall Mills High Street, Tea Stoke-On-Trent

- Grade II Listed Apartment
- One Bedroom. Bathroom
- Open Plan Living Kitchen
- Allocated Car Parking
- 

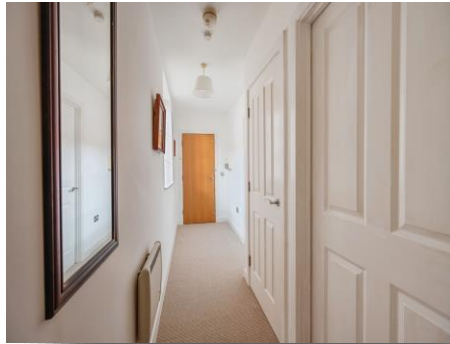
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £80,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/UTR109662](https://www.bagshawsresidential.co.uk/Property/UTR109662)



Property Ref:  
UTR109662 - 0002

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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