









# welcome to

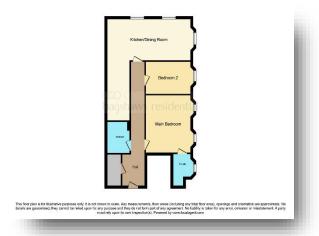
# **Tean Hall Mills, High Street, Tean, Stoke-On-Trent**

Bagshaws Residential advise EARLY VIEWING of this WELL PRESENTED first floor apartment in the exclusive Tean Hall Mills Development with LIFT and STAIRS to all floors. The NO CHAIN accommodation comprises: open plan lounge diner kitchen, two bedrooms, EN SUITE and bathroom. Car parking space.













Access to the property is gained via:

#### **Communal Entrance Door:**

Leading into:

## **Communal Hallway:**

With original features of the mill having lift and stairs leading to:

## **First Floor:**

## **Apartment Entrance Door:**

Leading into:

#### Hall:

With feature pillar; doors off to:

## **Open Plan Living Kitchen Diner**

24' 9" x 21' 10" ( 7.54m x 6.65m )

#### **Kitchen Area:**

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; integrated oven with electric hob; integrated fridge freezer, dishwasher and washing machine; ceiling spot lights; complementary wall and floor tiling.

# **Lounge Diner Area:**

Having three feature windows to the side and rear elevations with original exposed brickwork; two wall mounted electric heaters; steel pillars.

#### **Bedroom:**

14' 1" x 12' (4.29m x 3.66m)
With window having original exposed brickwork; wall mounted heater; door leading into:

#### **En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; complementary tiling; original exposed brickwork.

#### **Bedroom:**

With window to the front elevation;

#### **Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; complementary tiling; wood effect flooring.

#### **Outside:**

Allocated Car Parking Space.

#### **Please Note:**

Photographs may have been taken using a wide angle lens.





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

- Grade II Listed First Floor Apartment
- Two Bedrooms
- En Suite to Master. Bathroom
- Open Plan Living Kitchen Dining
- Allocated Car Parking Space

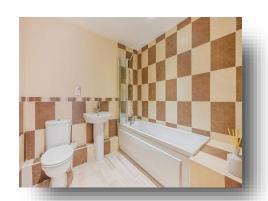
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 2545.04

Ground Rent: 57.18

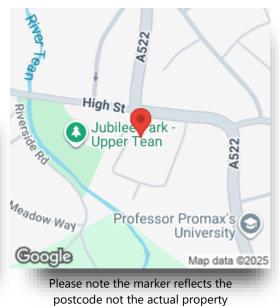
This is a Leasehold property with details as follows; Term of Lease 199 years from 28 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000









# view this property online bagshawsresidential.co.uk/Property/UTR109962



Property Ref: UTR109962 - 0003 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



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk