



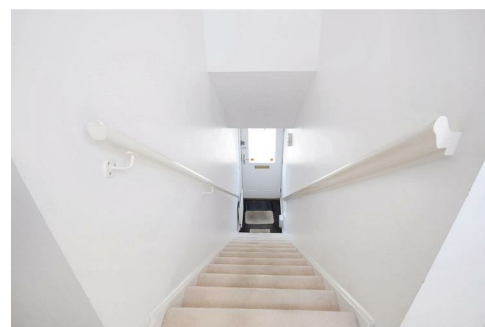
38, Godwin Way, Trent Vale, Stoke-On-Trent, ST4 6JS



£140,000

A well presented and spacious apartment on this popular residential development on the outskirts of Newcastle under Lyme. The accommodation is laid out on the first floor comprising: large landing, living room diner, fitted kitchen, two bedrooms and modern shower room. The property also benefits from an allocated parking space before a single garage with walk-in store, uPVC double glazed windows, gas combi central heating and plenty of available communal visitor parking spaces. Godwin Way is conveniently located approximately one mile from the town centre with immediate local amenities including supermarkets, the Springfield Retail Park, Royal Stoke Hospital and the popular Orange Tree Bar and Grill.

Viewing recommended - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Hall

A composite part obscure double glazed front door opens to a small entrance hall. With fitted door mat and carpeted stairs leading to the first floor landing.

#### Landing

Offering a Velux skylight window, radiator, central heating thermostat, carpet, BT Open Reach connection, doorways to the living room diner, bedroom one, bedroom two and shower room.

#### Living Room Diner

Double doors open to this spacious reception room offering a uPVC double glazed window to the front elevation, ceiling coving, radiator, carpet, TV connection and doorway to the kitchen.

#### Kitchen

Fitted with a range of wood effect wall and floor units, under wall unit lighting, contrasting granite effect work surfaces with tiled splash-backs and inset composite sink and drainer with mixer tap. Recessed ceiling lights, uPVC double glazed window to the front aspect, radiator and vinyl flooring.

Appliances including: gas hob with extractor fan and light above, integral electric oven. With plumbing for a washing machine and space for an under work surface fridge.

#### Bedroom One

Offering built-in wardrobes and storage, uPVC double glazed window to the front of the property, radiator, carpet, TV connection and loft access.

#### Bedroom Two

With Velux skylight window, radiator and carpet.

#### Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize corner fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, radiator, extractor fan and vinyl flooring.

#### Outside

The property is approached via a tarmac driveway providing off road parking for one vehicles before a single garage. The garage has a steel up & over door, power, lighting and large walk-in store housing the wall mounted Ideal isar gas combi central heating boiler.

Note that there are plenty of visitor parking spaces in close proximity to the apartment.

#### General Information

For sale by private treaty, subject to contract  
Vacant possession on Completion.

#### Council Tax Band B

Tenure - Leasehold: 125 years from 01/01/2005 - 104 years remaining

Service Charge - £433.80 per annum

Ground Rent - £150.00 per annum

Garage Charge - £61.20 per annum

#### Services

Mains water, electricity, gas and drainage.

Gas combi central heating.

#### Directions

Heading out of Newcastle under Lyme, South bound on the A34, proceed past the Royal Stoke Hospital on the left hand side. After a further half a mile you will arrive at traffic lights with Aldi supermarket on your left hand side. Turn left and proceed onto Godwin Way.

#### Viewings

Strictly by appointment via the agent.

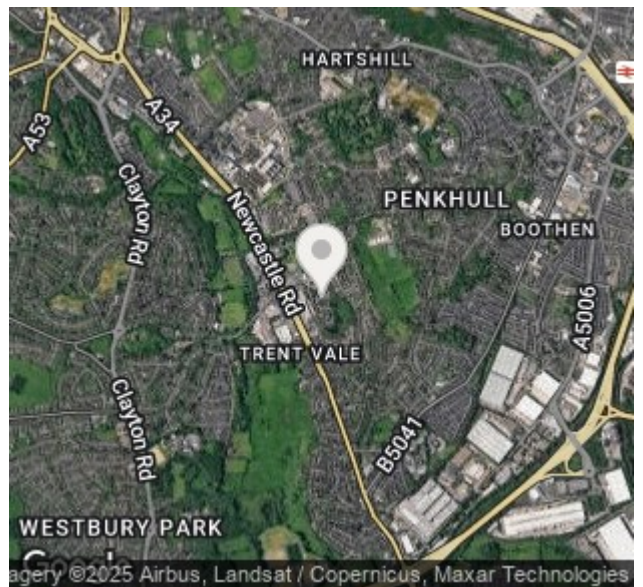
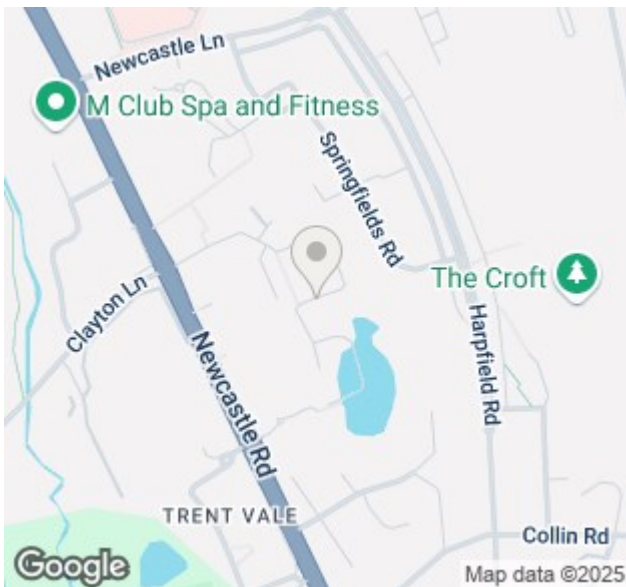




Approx Gross Internal Area  
76 sq m / 822 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	69	69
EU Directive 2002/91/EC		