

27 Topgate Drive, Stoke-On-Trent, Staffs, ST1 3SG



Leasehold Offers in excess of £65,000

Bob Gutteridge Estate Agents are pleased to offer to the market this modern build duplex apartment situated in this Hanley city centre location which provides ease of access to local shops, schools, and amenities. This property offers the benefits of Upvc double glazing along with communal central heating which is included within the annual service charge for the property. In brief the accommodation comprises of entrance lobby, ground floor bedroom, shower room and to the first floor there is an L shaped open plan lounge/kitchen/dining room. Externally, the property is set on maintained grounds with the added benefit of allocated parking for a vehicle. We can confirm that this property is also being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY

With double glazed frosted side access door, pendant light fitting, battery/mains smoke alarm, double panelled radiator, wall mounted thermostat, electricity consumer unit and doors to rooms including;



MASTER BEDROOM 3.28m x 2.41m (10'9" x 7'11")

With two Upvc double glazed windows to rear, pendant light fitting, panelled radiator, TV aerial socket, power points and door to built-in under-stairs store.



SHOWER ROOM 2.18m x 1.85m (7'2" x 6'1")

With enclosed light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, walk in shower enclosure with thermostatic direct flow shower, vinyl cushion flooring and single panelled radiator.



FIRST FLOOR LANDING

With access to;

FITTED KITCHEN/LOUNGE/DINER 4.34m x 4.34m reducing to 3.28m (14'3" x 14'3" reducing to 10'9")

With Upvc double glazed French doors to rear, with double glazed skylight above, Upvc double glazed window to side, five spotlight fittings, two pendant light fittings, two double panelled radiators, BT telephone point (subject to usual transfer regulations), TV aerial connection, fan rose extractor fan, a range of base and wall mounted store cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in double electric hob unit, built in circular sink unit with mixer tap above, ceramic splashback tiling, oak effect laminate flooring and power points.



EXTERNALLY

This property is being sold with an allocated off road parking space for one vehicle.

COUNCIL TAX

Band 'A' amount payable to Stoke on Trent City Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

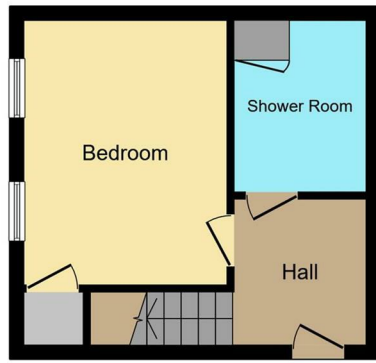
LEASEHOLD INFORMATION

Lease From 2007 for 125 Years

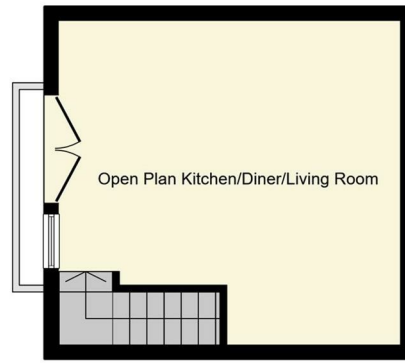
Lease Remaining 106 Years

Ground Rent - £105.00

Service Charge - £2947.00 Per Annum includes water rates, electricity, gas, service charges, building insurance, maintenance of communal areas and boiler maintenance. Reviewed Annually



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

