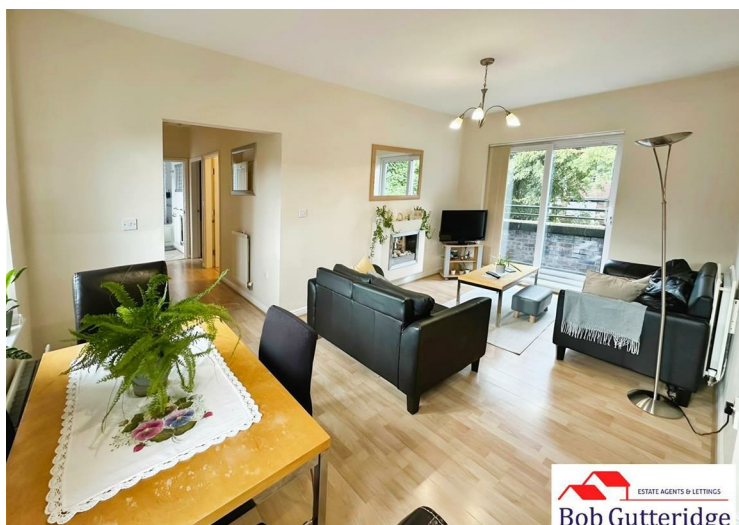


11, Victoria House Scholars Court, Penkhill, Stoke-On-Trent, Staffordshire, ST4 7DW



Leasehold £120,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable first floor apartment situated on this popular Scholars Court development in Penkhull. The property is well placed for access to local shops, schools and amenities as well as offering good road links to the A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, open plan modern fitted kitchen/breakfast room, spacious lounge/diner, two bedrooms and master bathroom. Externally the property is set on maintained grounds and offer allocated off road parking for a vehicle.

ENTRANCE LOBBY

With double glazed side access door, double panelled radiator, stairs to first floor landing.

FITTED KITCHEN/BREAKFAST ROOM 5.13 x 2.97 (16'10" x 9'9")

With Upvc double glazed window to rear, four lamp spotlight fitting, range of base and wall mounted beechwood storage cupboards providing ample cupboard and drawer space with granite effect work surface, built-in stainless steel sink unit with mixer tap above, ceramic splashback tiling, wood effect laminate flooring, plumbing for automatic washing machine, built-in electric hob unit with extractor hood above and oven beneath, double panelled radiator, Myson electronic time clock and programmer, built-in boiler cupboard with gas boiler providing the domestic hot water and central heating systems, spurs for appliances, power points, BT telephone point subject to usual transfer regulations, Access off to;



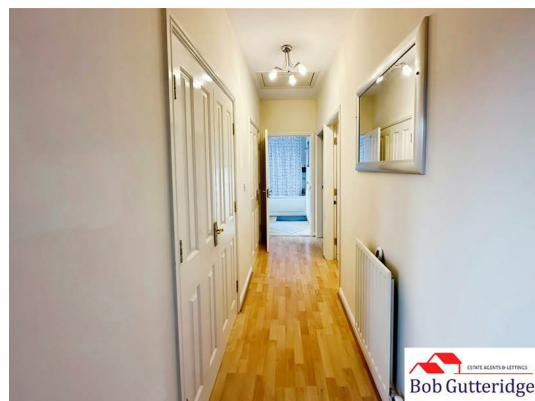
LOUNGE/DINER 5.16 x 3.15 (16'11" x 10'4")

With Upvc double glazed sliding patio door to front and two Upvc double glazed windows to rear, two three lamp spotlight fittings, wood effect laminate flooring, modern chrome and coal effect fire, t.v. aerial point, BT telephone extension, Sky connection point subject to usual transfer regulations, two double panelled radiators, power points and doorway reveals;



INNER LOBBY AREA

With single panelled radiator, power point, three lamp light fitting, access to loft space, double doors reveal built-in cloaks providing ample hanging space and storage space, electricity consumer unit, pendant light fitting, wood effect laminate flooring, built-in airing cupboard with copper hot water cylinder, ample drying space and storage space.



BEDROOM ONE 3.38 x 3.18 (11'1" x 10'5")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, wood effect laminate flooring and power points.



BEDROOM TWO 2.84 x 3.18 (9'4" x 10'5")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, wood effect laminate flooring and power points.

BATHROOM 2.29 x 1.83 (7'6" x 6'0")

With Upvc double glazed window to rear, extractor fan, globe light fitting, electric shaver socket, white suite comprising low level WC, pedestal sink unit and panelled bath unit with direct flow shower, ceramic splashback tiling with inset decorative border tile, wood effect laminate flooring, single panelled radiator.



EXTERNALLY

MAINTAINED GROUNDS

This property is set on maintained grounds and offers allocated off road parking.

COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutterridge 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 START DATE: 27TH SEPTEMBER 2004

LEASE END DATE: 1ST SEPTEMBER 2158

LEASE TERM: 155 YEARS FROM 1ST SEPTEMBER 2003

LEASE TERM REMAINING: 133 YEARS

GROUND RENT: £178 PER ANNUM

SERVICE CHARGE REVIEWED ANNUALLY

CURRENT SERVICE CHARGE: £1272.19 PER ANNUM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 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

