

## 12 Archers Walk, Trent Vale, Stoke-On-Trent, Staffs, ST4 6JT



**Leasehold £109,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable second floor apartment in Trent Vale which provides ease of access to the A34 along with being near to local shops, schools, amenities and the North Staffs NHS hospital. This desirable second floor apartment offers the modern day comforts of Upvc double glazing along with combi central heating and in brief comprises of entrance hall, lounge/diner, fitted kitchen, master bathroom, two bedrooms and a en-suite shower room. Externally the property is set on maintained grounds which provides allocated off road parking for a vehicle. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN ! Viewings Advised !

### COMMUNAL AREA

With front and rear doors and stairs to the second floor which provides access to;



### ENTRANCE HALL

With panelled front access door, battery and mains smoke alarm, two pendant light fittings, access to loft space, power points, panelled radiator, door to built in store housing the electricity consumer unit and doors to rooms including;



## LOUNGE / DINER 5.13m x 3.45m (16'10" x 11'4")

With Upvc double glazed French doors to front with "Juliette" balcony, pendant light fitting, heat detector, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), panelled radiator, power points and access off to;



## FITTED KITCHEN 2.74m x 2.26m (9'0" x 7'5")

With Upvc double glazed window to front with inset Georgian pattern, four lamp light fitting, heat detector, a range of base and wall mounted beechwood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, integrated four ring gas hob unit with oven beneath plus extractor hood above, Baxi boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, carbon monoxide alarm, vinyl cushion flooring and power points.



## **BEDROOM ONE 3.53m x 3.51m (11'7" x 11'6")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door leads off to;



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## **EN-SUITE SHOWER ROOM 3.96m x 1.17m (13'0" x 3'10")**

With two spotlight fittings, extractor fan, a white suite comprising of low level WC, pedestal sink unit, walk in double shower enclosure with thermostatic shower, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



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## **BEDROOM TWO 2.29m x 2.41m (7'6" x 7'11")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



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## **MASTER BATHROOM 1.88m x 1.55m plus recess (6'2" x 5'1" plus recess)**

With extractor fan, four spotlight fittings, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic shower above, ceramic splashback tiling, panelled radiator and vinyl cushion flooring.



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## **EXTERNALLY**



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## MAINTAINED GROUNDS

The property is set on maintained grounds and offers an allocated parking space for a vehicle.



## LEASEHOLD INFORMATION

The property lease term was for 125 years which began 1st January 2005 and ends 1st Jan 2130, as such the property still enjoys a remaining lease term of 104 years.

Ground Rent - £150 per year

Maintenance Charge - £1,400 per year

## COUNCIL TAX

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

## 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

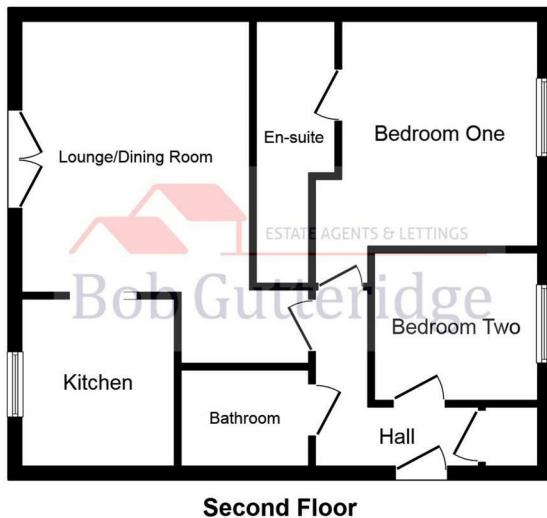
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

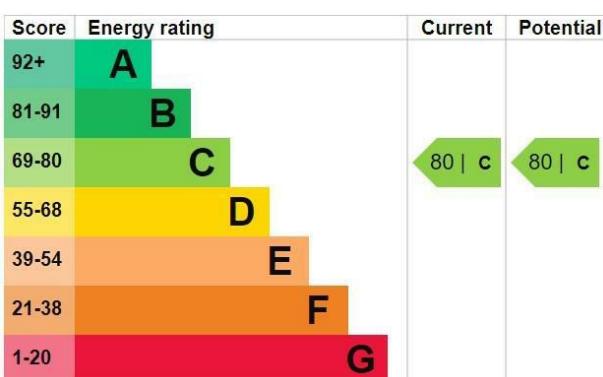
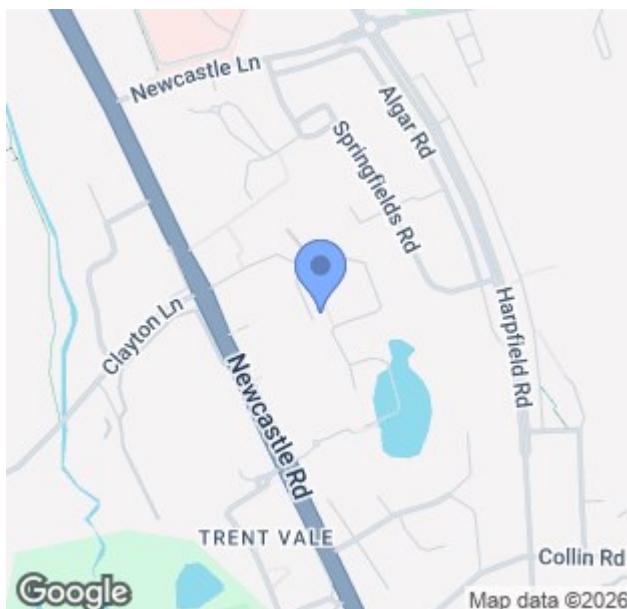
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

