



37, Tean Hall Mills, High Street, Upper Tean, Stoke-On-Trent, ST10 4FF Offers Around £89,000

Located in the Grade II Listed Former Mill complex this third floor apartment offers easily managed one bed roomed accommodation which is all electric with electric panel heaters and large electric hot water cylinder. The apartment has intercom access which can be via the feature staircase or the lift if preferred. The accommodation has sealed unit double glazing and comprises Hall with airing cupboard off, Open Plan Living Area with Kitchen Area including integrated appliances, Bedroom and Bathroom. Externally the apartment has access to the Bin Store, Bike Room, Meter Room and pedestrian access to the High Street. It also has an allocated parking space number 25. The apartment is offered for sale with no chain and is leasehold with approximately 187 years left on the lease. It is subject to Ground Rent and Service Charges and is an ideal easily managed home.

HALL



With carpet and airing cupboard with large capacity hot water tank.

LOUNGE/DINING AREA 20' x 9' (+recess) (6.10m x 2.74m (+recess))



With two panel heaters, carpet, television point and open access to:-

KITCHEN AREA 11'10" x 5'4" (3.61m x 1.63m)



With base units and drawers, wall cupboards, integrated fridge and freezer, electric oven and hob with stainless steel cooker hood over and integrated washing machine (N.B the drying function is not operative).

BEDROOM 12'7" (max) x 10'5" (3.84m (max) x 3.18m)



With carpet and electric panel heater.

BATHROOM 7'9" x 6'2" (2.36m x 1.88m)



With white suite of bath, wash hand basin and W.C, shower screen, shower spray, extractor fan, tiled walls and heated towel rail.

OUTSIDE



The property has an allocated parking space Number 25. Access is via a shared Hallway with intercom connection lead to the impressive original mill staircase but there is also a lift access if preferred.

FLOOR PLAN

Is for illustration purpose only and is not to scale.

TENURE

The property is leasehold which we understand was originally granted in 2013 for a term of 199 years and expires in 2212. There is a reviewable ground rent which we understand includes buildings insurance but not contents insurance which for the current six months is £10.45. There are two separate service rents which are regularly reviewed.

For the six months from January 2024 the roadway charge is £23.36 and the service charge is £1369.00. For further information contact the Managing Agent Messrs Rory Mack at Marsh Parade, Newcastle, Staffordshire.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band A

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Miss L Allbutt of The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The apartment is connected to mains electricity, water and drainage. Gas is not available. Internet is via a BT line.

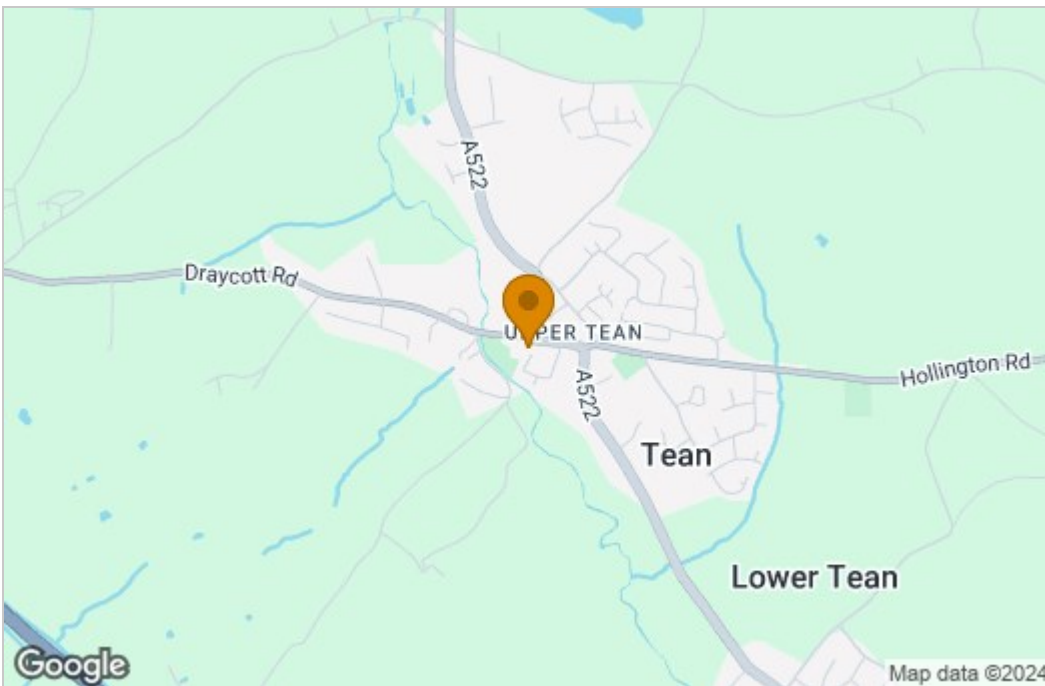
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

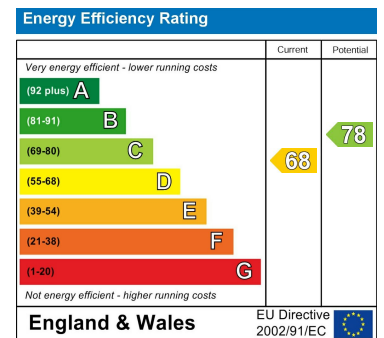
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

