



3, Pullman Court, Cheadle, Stoke-On-Trent, ST10 1XZ **Offers Around £75,000**

This ground floor apartment is offered for sale on a shared ownership basis with a 75% share and affords easily managed two bedroomed accommodation with UPVc glazing and heating via electric storage heaters. It comprises Reception Hall, Lounge, Inner Hall, Kitchen, Two Bedrooms and a Bathroom. Externally there is a bin store. There is parking provision and use of the mainly lawned area that exists at the rear. It may be possible to increase the share from 75% to 100% subject to agreement of Midland Heart and the current owners. The property is subject to a ground rent and rental and service charges on a 99 year lease granted in September 1996.

RECEPTION HALL

With UPVc external door, laminate flooring and electricity trip box.

LOUNGE 14'7" x 11'3" (4.45m x 3.43m)



With carpet, electric storage heater, decorative fire surround with pebble effect electric fire, telephone point and television point.

INNER HALL



With carpet and airing cupboard with insulated cylinder.

KITCHEN 10' x 7'2" (3.05m x 2.18m)



With cushion flooring, range of units, stainless steel sink, tall cupboard, provision for washing machine, and extractor fan.

BEDROOM 1 11'7" x 9'11" (3.53m x 3.02m)



With carpet, electric storage heater, radiator and built in wardrobe.

BEDROOM 2 10'11" x 6'2" (3.33m x 1.88m)



With electric storage heater and carpet.

BATHROOM 6'7" x 5'6" (2.01m x 1.68m)



With coloured suite of bath, wash hand basin and W.C, cushion floor covering, extractor fan and wall mounted down flow heater.

OUTSIDE

To the front is a brick store plus access to the block paved parking area and use of the ground that exists at the rear.

FLOOR PLAN

Is for illustration purpose only and is not to scale.

TENURE

The property is leasehold on a 75% share. There is an annual ground rent of £1223.04 per annum, plus an annual service/building insurance and service management charge of £580.20 which is reviewed annually in April making a current total of £1803.24. The property was let on a 99 year lease granted on the 29th September 1996 with the tenant responsible for all internal repairs and services. The insurance only covers the building not contents. It may be possible to upgrade to a 100% share - ask for further details.

NOTE

Prospective purchasers will need to complete an application form for submission to the managing agent Midland Heart at Bath Street, Birmingham.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band A

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr N J John, The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

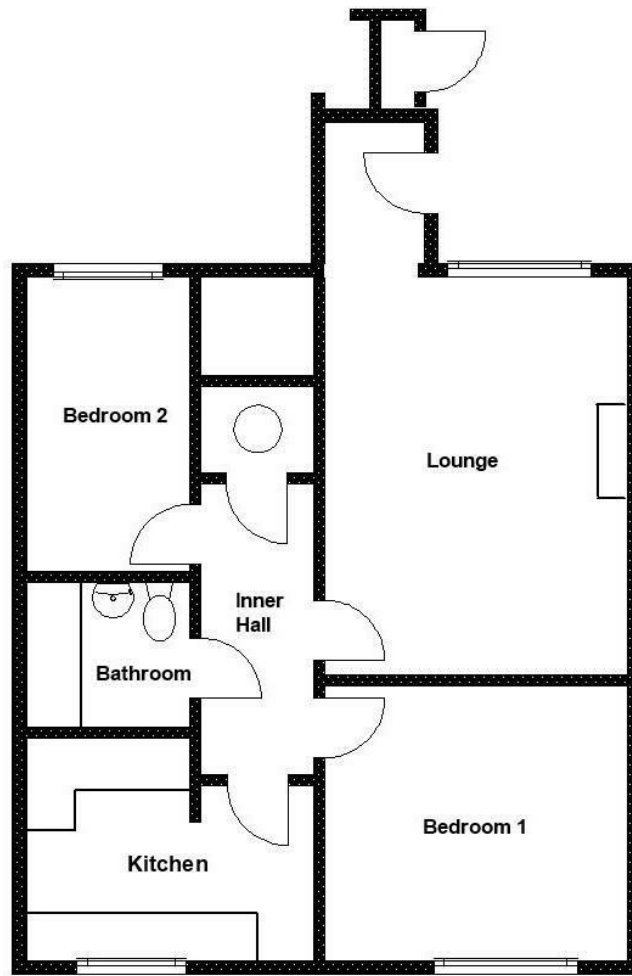
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains water, electricity and drainage. Broadband 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.**

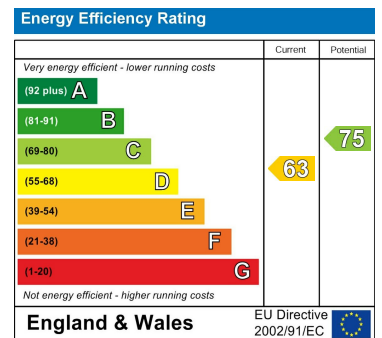
Floor Plan



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.

