



15, Pullman Court, Cheadle, Stoke-On-Trent, ST10 1XZ **Reduced To £95,000**

This first floor two bedroomed apartment is well presented throughout and is located on a cul de sac location close to local schools and town centre facilities. The property includes UPVc double glazing and is heated via upgraded electric panel heaters. The property comprises UPVc door to Hall with stairs to the Reception Landing with access to the Good Sized Lounge, Kitchen Area, Two Bedrooms and Modern Bathroom. Outside we understand that there are two parking spaces, one to the side and one at the end of the block paved parking area at the front. The property is chain free and ready to provide comfortable, easily managed accommodation. The property is leasehold with a 100% share for sale.

HALL



With UPVc external door, electric panel heater, carpet and access to the staircase leading to:-

RECEPTION HALL

With carpet and access via a ladder to a part boarded loft storage area.

LOUNGE 14'4" x 12' (4.37m x 3.66m)



With laminate flooring, electric panel heater, television point and telephone point.

KITCHEN 9'11" x 7'2" (3.02m x 2.18m)



With stainless steel sink unit, base units and drawers, wall cupboard, provision for washing machine, laminate flooring, extractor fan, electric cooker point and wall mounted fan heater.

BEDROOM 1 12' x 9'11" (3.66m x 3.02m)



With laminate flooring and electric panel heater.

BEDROOM 2 11' x 6'8" (3.35m x 2.03m)



With carpet, radiator and airing cupboard with insulated hot water cylinder with immersion heater.

BATHROOM 5'9" x 5'6" (1.75m x 1.68m)

With white suite of bath, wash hand basin and W.C, heated towel rail, tiled walls, panelled ceiling, extractor fan, wall mounted fan heater, tiled floor, electric shower unit and shower screen.

OUTSIDE



There is a bin store and two parking areas as identified under Land Registry Title Number SF384392 plus use and access to the grounds.

FLOOR PLAN

Is for illustration purpose only and is not to scale.

TENURE

Leasehold. The original lease was granted on the 29th September 1996 for a term of 99 years. There is no ground rent payment to make. There is a service charge levied by Midland Heart which is

reviewed annually in April. The monthly charge from June 2024 is £36.20 per month. This includes building insurance (but not contents). Full details available on request.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

Council Tax Band A

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To Be Confirmed

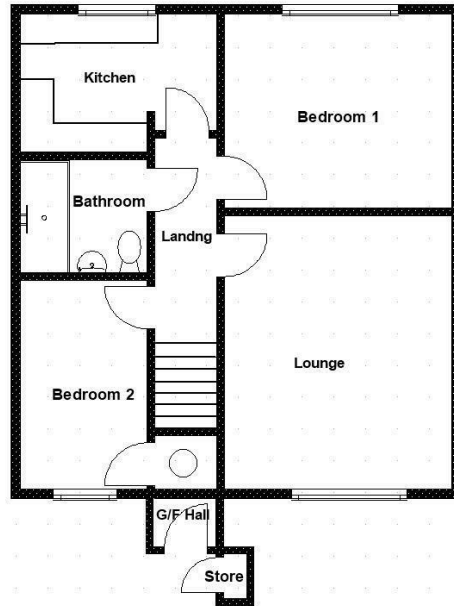
SERVICES

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 connection is via a BT line.

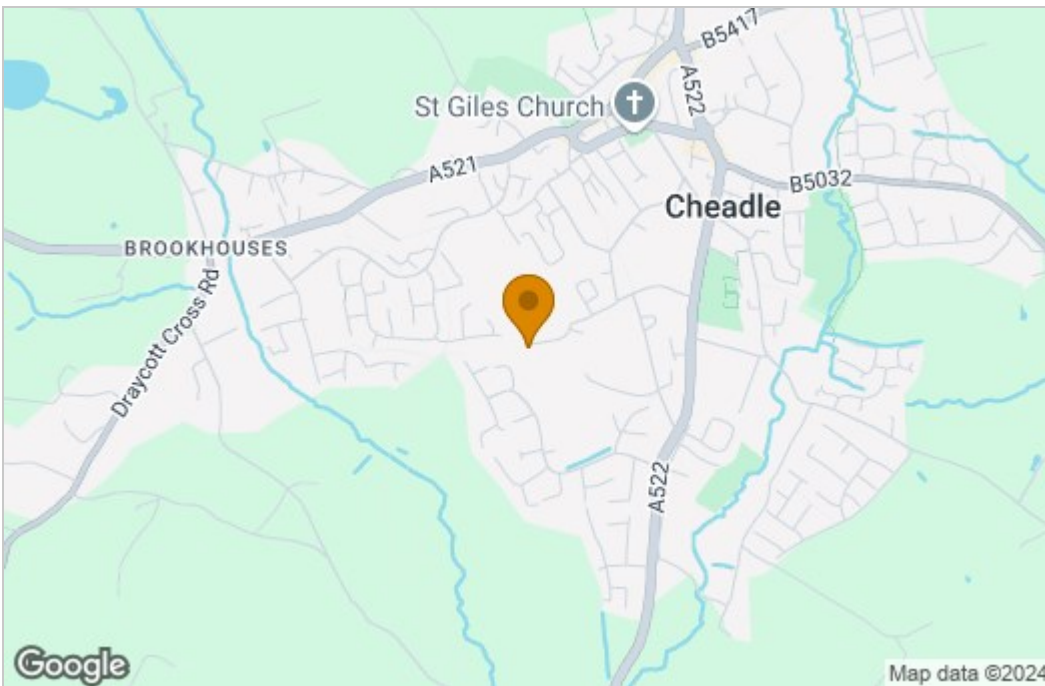
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage advisor 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.**

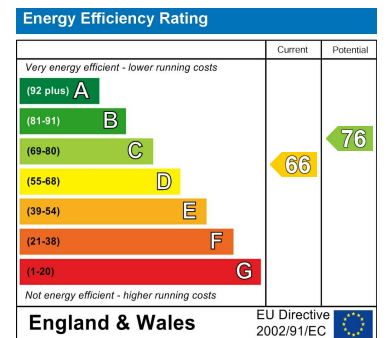
Floor Plan



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.

