



# Bellingham Grove, Hanley, Stoke-on-Trent ST1 6UX

## £100,000



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Leasehold (999 years Virtual Freehold) | EPC: D

- No chain
- 2 Bedrooms
- Driveway parking

- Refurbished interiors
- 999 year lease (virtual freehold)
- Next to Central Forest Park

# BELVOIR!

Property is personal

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## Description

A fantastic **first time buyer property** or **rental flat** for an investor. This **VIRTUAL FREEHOLD** two bedroom ground floor flat offers modern accommodation close to **Hanley City centre** for restaurants, shopping and entertainment and next to **Hanley Forest Park** for leisure activities.

Briefly comprising of lounge, kitchen, two bedrooms and bathroom. The property consists of electric heating and UPVC double glazed windows throughout. All doors are modern white with chrome handles.

The property has been **recently refurbished** with a fresh lick of paint and some new flooring, making it **ready to move in**. Come see what this fantastic property has to offer.

For investors, we estimate a rental price of £650 per calendar month. Please see our 360° virtual tour and call us for a face-to-face viewing.

EPC rating: D

Tenure: leasehold (999 years from 3 December 1993)

Ground rent: £200 (6 monthly)

Service charges: £430 (6 monthly)

## Photographs





## Rooms

### Front garden

As you arrive at the property, you're greeted by the front lawn with views over Hanley Forest Park.

### Hallway - 3.05 x 0.92m

An L shape hallway, freshly painted walls in magnolia and light grey vinyl flooring that is easy to keep clean.

### Lounge - 3.15 x 3.50m

A light and airy lounge with magnolia walls and brown laminate flooring with a feature fireplace. A great place to come back and relax after a busy day.

### Master bedroom - 2.94 x 3.50m

Freshly painted double bedroom with fitted wardrobes, laminate flooring and magnolia walls, with views to the rear of the property

### Second bedroom - 2.25 x 2.68m

A small double bedroom with a fitted carpet and magnolia walls ready to move into. This versatile room would make the ideal child's bedroom, guest bedroom, dining room or a home office.

### Kitchen - 2.04 x 2.68m

The kitchen is in good proportion to the size of the apartment. With cream shaker style wall and base units and dark wood laminate worktop, fridge freezer, microwave, cooker and extractor fan and washing machine. Round sink with swan neck mixer tap. Walls are fully tiled for a luxurious look.

There is a breakfast counter to one wall, making very good space in the kitchen for those quick meals.

### Bathroom - 2.03 x 1.68m

The family bathroom consists of a three piece white suite comprising a toilet with dual flush system, a hand basin with a mixer tap and a corner bath with an electric shower overhead. The walls and floor are fully tiled. Heated towel radiator to keep your fluffy towels warm when you step out of the bath.

### Storage cupboard - 0.92 x 1.98m

There is a useful storage cupboard off the hallway housing the immersion heater and with plenty of space to store the Hoover, ironing board, coats and shoes.

### Parking

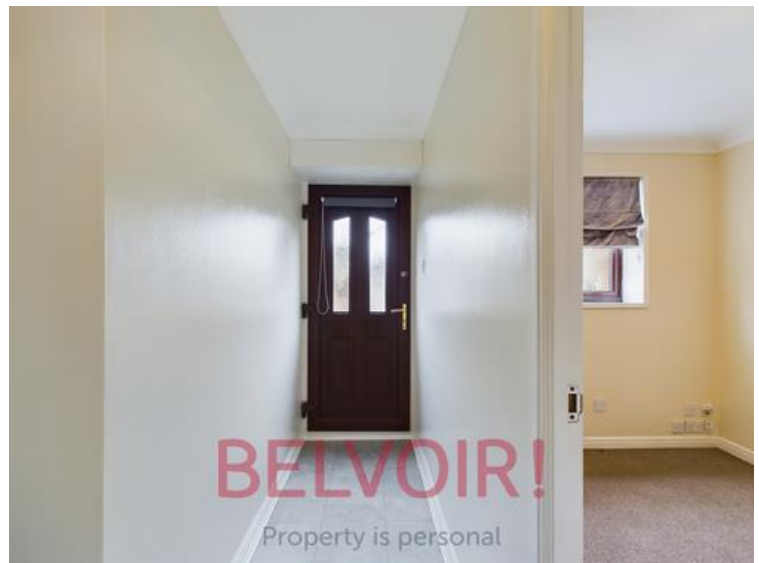
Extremely convenient driveway parking for one vehicle and unrestricted street parking in front.

According to Ofcom's broadband checker, there should be Superfast broadband up to 66 Mbps download speed and 20 Mbps upload speed with Openreach and the mobile checker shows network with major mobile phone providers EE, Vodafone, Three and O2.

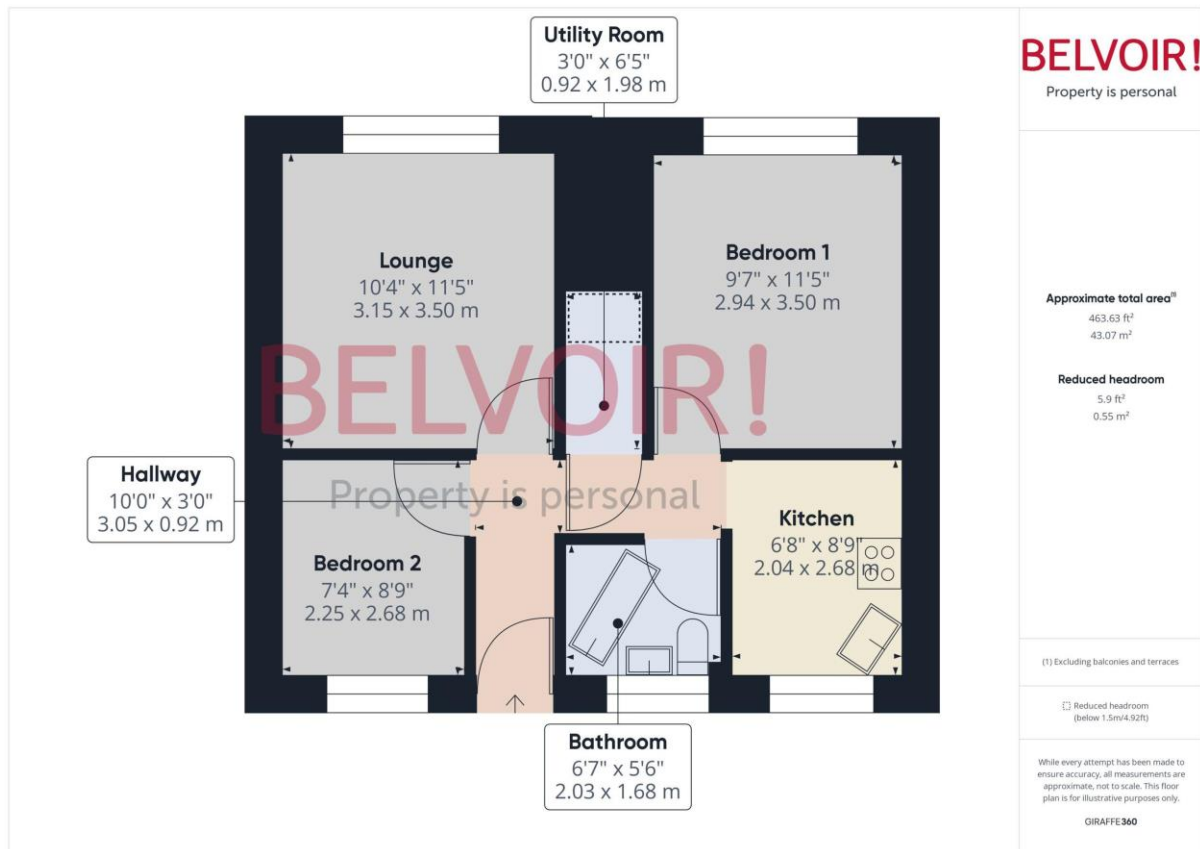
If you think this property is for you, please call to arrange a viewing.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## More photographs



## Floorplan



## Map



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