

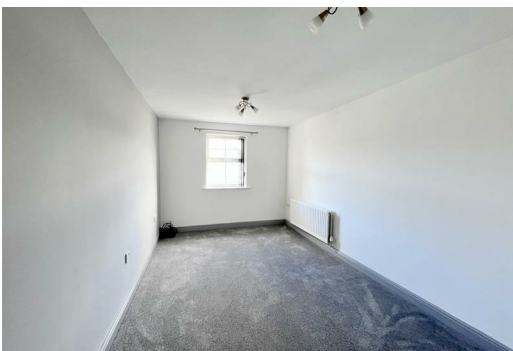


**3 Richmond House, Stoke-On-Trent
ST4 7GE**

Asking Price £84,950

Hyde Estates presents this one bedroom first floor apartment for sale. Featuring modern living accommodation throughout and ample residents parking. Offered with no onward chain the property provides an excellent opportunity for first time buyers and investors alike.

Ideally located in the popular area of Hartshill, with easy access to Richmond Street Park which is just behind this development and other local amenities including Staffordshire University, Royal Stoke University Hospital and many shops and supermarkets.



Accommodation

Comprises of entrance hallway with door entry phone, carpeted living room. The modern fitted kitchen offers a comprehensive range of wall and base mounted cupboards with plumbing for a washing machine and features integral gas hob, extractor hood, oven and stainless steel sink with mixer taps. There is one bedroom together with a three piece bathroom suite.

Room measurements

Living room: 17'5" x 8'11"

Kitchen: 11'10" x 5'9"

Bedroom 1: 13'8" x 8'4"

Bathroom: 7'9" x 5'6"

Parking

Communal residents parking.

Additional information

The property benefits; gas central heating, uPVC double glazed windows and secure intercom access system.

Service charge

£1463 for 2025, to be confirmed by Solicitors.

Tenure/ Ground Rent

We understand from the Vendor that the property is Leasehold, and the Ground Rent is £200 per annum.

Council Tax

Stoke-on-Trent Council, Band A.

Fixtures and fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

