

Highton Court Highton Street, Milton Stoke-on-Trent ST2 7BF



Offers In Excess Of £95,000

Highton Court, Highton Street, Milton, Stoke-on-Trent, ST2 7BF

A beautiful APARTMENT on the GROUND Floor -
entered through a SIDE door -
There's TWO bedrooms with plenty of room -
A FITTED KITCHEN & MODERN SHOWERROOM -
Beautiful lounge with a patio area for your deckchairs-
Could this apartment be the answer to all your prayers -
You'll get your own ALLOCATED PARKING SPACE -
Interested? then there's no time to waste -
Ring DEBRA TIMMIS ESTATE AGENTS, pick up your phone -
and make this your dream home

Welcome to this beautifully presented ground floor apartment located on Highton Street in the desirable area of Milton. This charming property boasts a well-designed layout, featuring a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen is both functional and stylish, providing an ideal space for culinary pursuits.

The apartment comprises two comfortable bedrooms, offering ample space for rest and personalisation. The modern shower room is tastefully appointed, ensuring convenience and comfort for residents and guests alike.

This property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Additionally, there is allocated parking for one vehicle, a valuable feature in this popular location.

With its appealing presentation and convenient amenities, this apartment is a fantastic opportunity for those seeking a home in Milton. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer. NO CHAIN.

Entrance Hall

UPVC entrance door. Radiator. Oak block effect flooring.



Kitchen

12'7" x 7'1" (3.85 x 2.18)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit having mixer tap. Part tiled splash backs. Electric hob and built-in electric oven. Space for a fridge / freezer. Gas central heating boiler. Radiator. UPVC double-glazed window to the front elevation.



Lounge

12'2" x 9'7" (3.73 x 2.93)

UPVC double-glazed French doors opening onto the patio area. UPVC double-glazed windows to the side elevation. Coving to ceiling. Radiator.



Bedroom One

10'0" plus door recess x 9'7" (3.05 plus door recess x 2.94)

UPVC double-glazed window to the front elevation.
Radiator. Coving to ceiling.



Externally

Gated small patio/seating area to the rear aspect.
Allocated parking.

Agents Notes

Leasehold property.

999 years from 2002. Service charge £40.00 per month to include the building insurance. Any interested parties are advised to make their own enquires as this information could be subject to change.

Please note: This property is being offered for sale by a family member related to Debra Timmis Estate Agents.

Bedroom Two

12'2" x 7'2" (3.73 x 2.20)

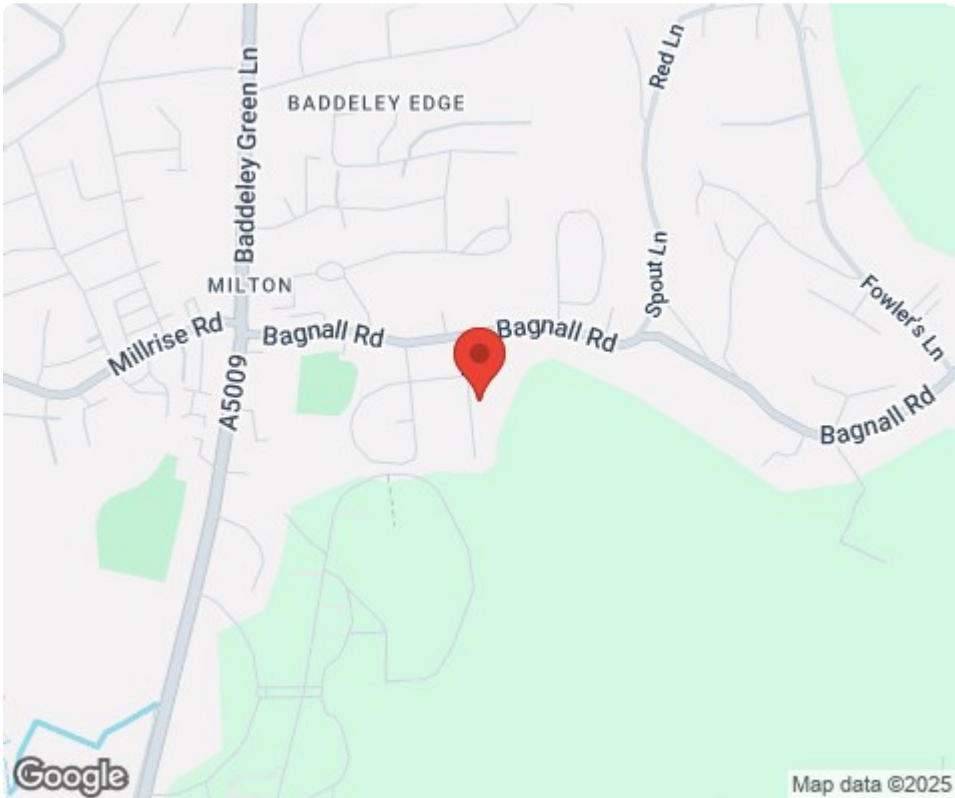
UPVC double-glazed window to the rear elevation.
Radiator. Coving to ceiling.

Shower Room

5'11" x 5'10" (1.82 x 1.79)

Modern suite comprising double shower cubicle housing Gainsborough shower unit, pedestal wash hand basin and low level WC. Fully tiled walls. Tiled floor. Extractor fan. UPVC double-glazed window. Heated towel rail.





Tenure: Leasehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.