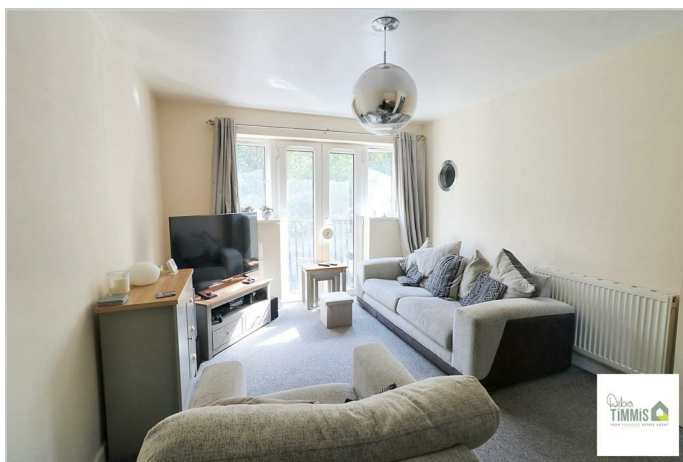


**Highton Street Milton Stoke-On-Trent ST2 7BF**



**Offers In Excess Of £105,000**

## Highton Street, Milton, Stoke-On-Trent, ST2 7BF

A perfect property if you want to get your foot on the ladder  
A lovely APARTMENT such as this, and a price that will make you gladder  
Offering first and second floor living and bedrooms of TWO  
As well as a spacious lounge and kitchen for you  
If this sounds like it's ideal for you  
Call us now and arrange to view!

Nestled in the sought-after area of Highton Street, Milton, this modern duplex apartment offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, perfect for relaxation or entertaining guests. The fitted kitchen is both stylish and functional, providing an ideal space for culinary pursuits.

This apartment boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The spacious bathroom is designed with modern fixtures, catering to all your needs. The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Additionally, the apartment comes with allocated parking, a valuable feature in this popular location. With its contemporary design and prime setting, this property is a fantastic opportunity for those seeking a comfortable home in a vibrant community. Viewing is highly recommended to fully appreciate all that this charming apartment has to offer.

### Ground Floor

#### Communal Entrance

With stairs to the first floor.

#### Hallway

With radiator. Feature porthole window. Stairs to the second floor.

#### Lounge

16'0" max x 10'7" max (4.89 max x 3.24 max)

Double glazed French doors with Juliet balcony.  
Double glazed windows. Radiator.



#### Kitchen

12'6" x 7'3" (3.82 x 2.21)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Four ring gas hob and built-in oven. Stainless steel sink and single drainer, mixer tap. Gas central heating boiler. Plumbing for automatic washing machine. Double glazed window. Laminate floor. Inset ceiling spot lights.

#### Bedroom Two

12'7" x 10'2" (3.84 x 3.12)

Double glazed window. Radiator.





## Second Floor

Landing area.

### Bathroom

7'6" x 6'7" (2.30 x 2.01)

Suite comprises, panelled bath with Triton shower unit over, wash hand basin and low level WC. Sky light. Loft access. Radiator. Useful store cupboard.

### Bedroom One

13'10" narrowing to (4.24 narrowing to )

Two sky lights. Radiator.



### 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.

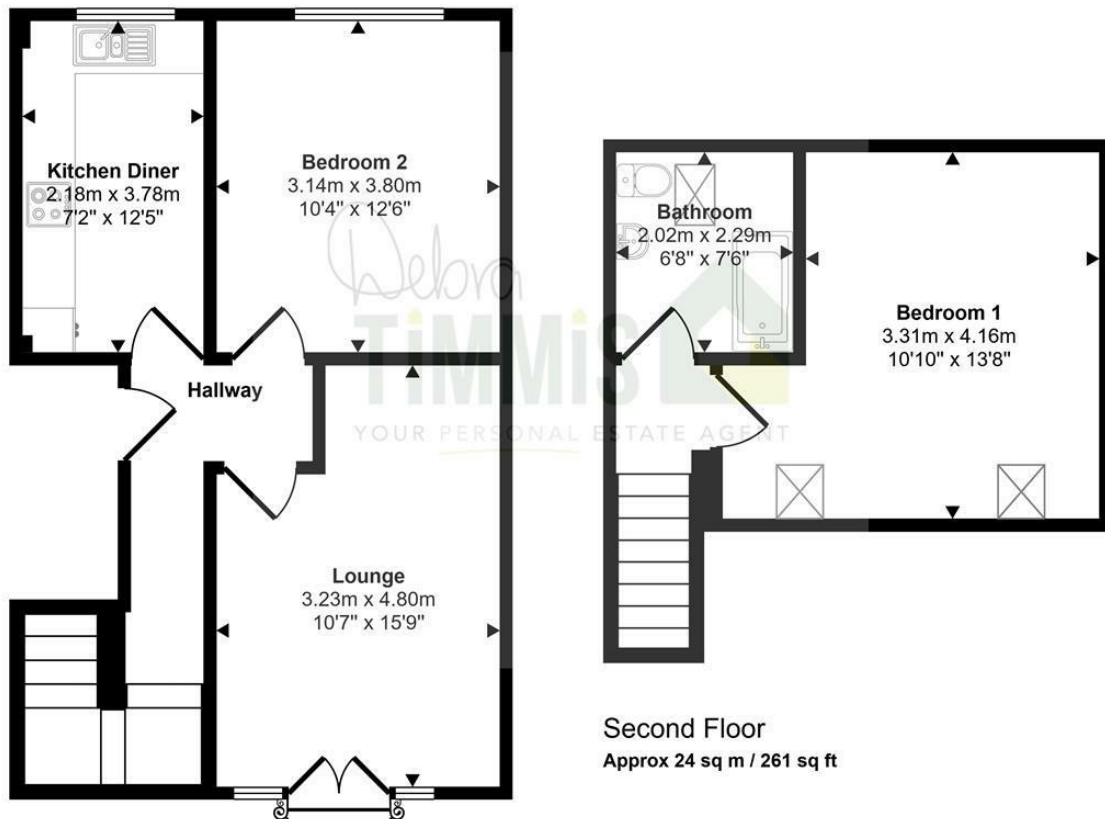
### Externally

Allocated parking.





Approx Gross Internal Area  
68 sq m / 735 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Leasehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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

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