



Norton Heights Stoke-On-Trent ST6 8GJ

Offers In Excess Of £75,000

A beautiful APARTMENT on the GROUND Floor -
entered through a communal door -
There's one bedroom with plenty of room -
A FITTED KITCHEN & MODERN SHOWER ROOM-
Beautiful lounge with room for a table & chairs-
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 modern ground floor apartment located on Chillington Way in the desirable area of Norton Heights. This modern one-bedroom property is perfect for individuals or couples seeking a comfortable and convenient living space. As you enter the apartment, you will find a welcoming communal entrance that leads to a well-maintained hallway. The cosy lounge offers a bright and airy atmosphere, ideal for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, providing all the necessary amenities for your culinary needs.

The apartment features a contemporary shower room, designed with modern fixtures to ensure your comfort. The bedroom is a peaceful retreat, offering a cosy space to unwind after a long day. With double glazing throughout, you can enjoy a quiet environment while benefiting from energy efficiency. This property comes with the added advantage of allocated parking, making it convenient for residents and visitors alike. Furthermore, there is no upward chain, allowing for a smooth and hassle-free purchase process.

We highly recommend viewing this delightful apartment to fully appreciate its appeal and the vibrant community it is part of. Don't miss the opportunity to make this lovely home your own in a popular location.

Communal Entrance

With access to the apartment.

Hallway

Useful storage cupboard. Electric heater.

Lounge

14'9" x 11'10" (4.52 x 3.62)

Double glazed window. Electric heater.

Kitchen

10'0" x 7'9" (3.07 x 2.37)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel inset sink with single drainer and mixer tap. Electric hob, extractor hood above and built-in electric oven. Plumbing for automatic washing machine and space for fridge/freezer. Double glazed window. Airing cupboard.

Shower Room

6'5" x 6'2" (1.98 x 1.90)

Modern suite comprising, shower cubicle housing mains shower, vanity wash hand basin and low level WC. Double glazed window.

Bedroom One

10'9" x 10'3" (3.29 x 3.13)

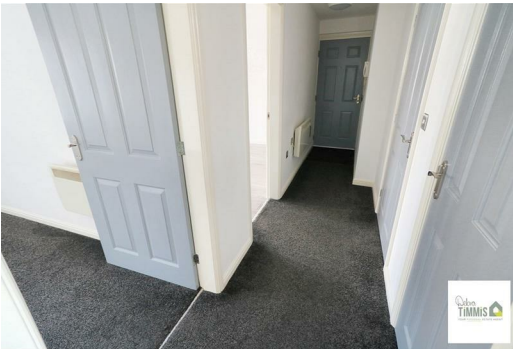
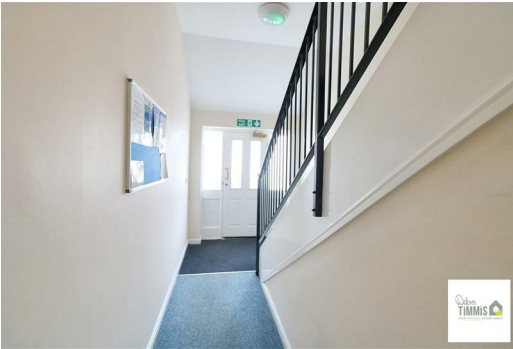
Double glazed window. Electric heater.

Externally

Communal garden. Allocated parking for one vehicle at the rear.

Agents Notes

Leasehold property, ground rent £130.00 PA and service charge £164.85 PCM, please note these fees could be subject to change, any interested parties are advised to make their own enquires. The length of lease is approximately 135 years.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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