



ESTATE AGENTS

... the key to a successful move



Hayeswood Grove, Norton Heights, Stoke-On-Trent, ST6 8GG

**Offers in the
region of £90,000**

- * EXCELLENT INVESTOR OPPORTUNITY
- * SOLD WITH TENANT IN SITU (£665PCM)
 - * GROUND FLOOR APARTMENT
 - * SPACIOUS ACCOMMODATION
- * POPULAR RESIDENTIAL LOCATION
 - * ALLOCATED PARKING

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

WHAT A GEM A TENANTED MODERN TWO BEDROOM GROUND FLOOR APARTMENT SOLD WITH TENANT IN SITU PAYING £665 PER CALENDER MONTH . A two bedroom Ground Floor Apartment situated on the popular Norton Park residential development, the well maintained accommodation comprises: entrance hall, two double bedrooms, lounge, bathroom, open plan living space and kitchen area with a built in electric oven, hob and extractor, additional benefits include uPVC double glazing, fitted carpets and electric heaters. Allocated parking space. Sold with tenant in situ paying £665 per calendar month

GROUND FLOOR

HALLWAY 7'8" x 6'11" (2.36m x 2.13m)

Ceiling light point, wall heater, doors from hallway leading to each room of the apartment and a door to the communal hallway



LOUNGE 14'4" x 10'5" (4.39m x 3.20m)

Ceiling light point, wall heater, wood effect laminate flooring, French doors to outside.



KITCHEN 9'4" x 8'7" (2.87m x 2.62m)

Fitted with a range of wall and base units with co-ordinating worktops, integrated electric oven, hob and extractor, sink and

drainer with mixer tap, plumbing for washer machine, spaces for appliances. Recessed lighting, wall mounted electric heater, wood effect laminate flooring, pantry, uPVC double glazed window.



BEDROOM ONE 15'7" x 8'5" (4.75m x 2.59m)

Ceiling light point, wall mounted electric heater, uPVC double glazed window



BEDROOM TWO 10'5" x 6'11" (3.20m x 2.13m)

Ceiling light point, wall mounted electric heater, uPVC double glazed window

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Services

We believe all are available.

Tenure

Leasehold - 999 year lease from January 2004

Service charge - £2000 p/a

Ground Rent - £120 p/a

Viewing

Strictly by appointment with the agents. 01782 268422

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

SHOWER ROOM 7'2" x 5'6" (2.2m x 1.7m)

Fitted with a three piece shower suite comprises: Full tiled shower enclosure, wash hand basin set in vanity unit, low level w.c. Recessed lighting, ceramic tiled flooring, electric wall heater.



In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


OUTSIDE

Paved patio area



GENERAL INFORMATION

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor

Hayeswood Grove, Norton Heights FLOOR PLAN



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