



# ESTATE AGENTS

*... the key to a successful move*



**Millbrook Gardens, Blythe Bridge, Stoke-On-Trent, ST11 9JQ**

**Offers in the  
region of  
£110,000**

\* EXCELLENT FTB OR INVESTOR OPPORTUNITY

\* SOUGHT AFTER RESIDENTIAL LOCATION

\* GARAGE AND PARKING SPACE

\* TWO BEDROOMS

\* EXCELLENT COMMUTER LINKS

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# Millbrook Gardens, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Excellent Investor or FTB opportunity. A two bedroom First Floor Apartment with garage and off road parking located in the popular village of Blythe Bridge close to local amenities and within easy access of the A50 Stoke - Derby link road. The accommodation comprises: Lounge, kitchen, two bedrooms and a bathroom. Additional benefits include uPVC double glazing, gas central heating, allocated parking space and single garage.

### ENTRANCE HALL

Own entrance hall with exterior door and stairs to first floor landing area with doors off leading to living space and bedrooms

### OPEN PLAN LIVING AND DINING SPACE 10'9" x 13'5" (3.3m x 4.1m)

Ceiling light points, radiator, uPVC double glazed window.

### KITCHEN 11'5" x 7'2" (3.5m x 2.2m)

Fitted with a range of wall and base units with co-ordinating worktops, built in oven, hob and extractor, sink and drainer with mixer tap, plumbing and space for washer machine. Ceiling light point, radiator, part wall tiled, ceramic tiled flooring, uPVC double glazed window

### BEDROOM 9'6" x 11'5" (2.9m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window

### BEDROOM 9'6" x 6'10" (2.9m x 2.1m)

Ceiling light point, radiator, uPVC double glazed window

### BATHROOM 6'10" x 5'10" (2.1m x 1.8m)

Fitted with a three piece white bathroom suite comprises: Panelled bath with over bath shower and screen, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window.

### OUTSIDE

Single garage and space. Communal garden area.

### GENERAL INFORMATION

Services

We believe all are available.

Tenure

Leasehold - 125 year lease from January 2004

Service charge - £455.65 p/a

Ground Rent - £200 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.

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.



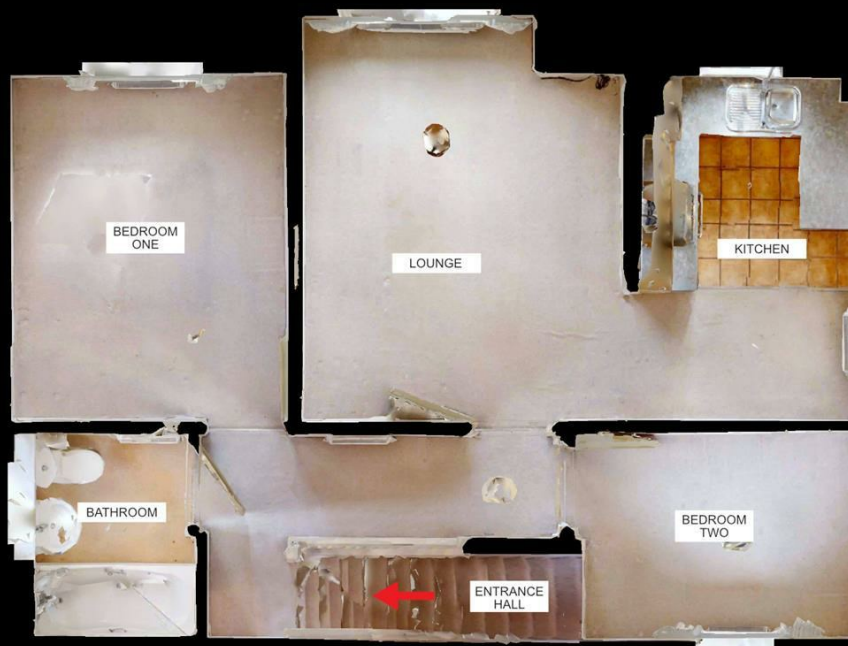
# Millbrook Gardens, Blythe Bridge, Stoke-On-Trent,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



First Floor

Millbrook Gardens, Blythe Bridge FLOOR PLAN



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