



Asking Price £145,000

This lovely property is located at the end of a private road offering security and seclusion. A former admirals house this grand and historic building has been lovingly converted to offer lovely spacious yet charming apartments. This particular apartment is located on the first floor which can be accessed via a staircase or convenient lift. There is a private entrance hallway offering plenty of room to welcome in guests. The lounge/dining room is an expansive space which has been beautifully redecorated to offer a great space to entertain friends and family or simply enjoy a cosy night in. The kitchen offers plenty of room for those that love to cook. There is an integrated sink with drainer, oven, hob and extractor with space for a washing machine and fridge. The double bedroom offers generous proportion and has been presented to enable an easy move in. The three piece shower room is another fresh space and perfect for indulging in after a stressful day. Outside there is an extensive south facing and level communal gardens with a woodland perfect for enjoying during the summer months soaking up the sun whilst enjoying a read. This apartment benefits from an allocated parking space in the private car park as well as readily available parking to the front of the building. The annual service charge includes making sure the building is well maintained, building insurance, upkeep of communal areas and water use within your own home. Novahomes strongly recommend an early viewing to avoid disappointment.

Nelson Gardens, Stoke, PL1 5RH

Ground Floor

Lobby

You enter this grand building into a lobby with each apartments post box and a communal notice board for any updates that residents need to know about. Double doors lead into the hallway.

Communal Hallway

This impressive space really showcases the features of the building with a sweeping staircase and chandelier which you can't help but fall in love with. The staircase rises to the first floor where this specific apartment is located, or the lift could also be taken if taking in shopping.

Entrance Hall

Built in storage cupboard, dado rail, coving to ceiling, door to:

Bedroom 1

3.28m (10' 9") x 3.20m (10' 6")

Single glazed Georgian style sash window to the front, double radiator, built in storage cupboard.

Lounge/Dining Room

5.46m (17' 11") x 3.28m (10' 9")

Single glazed Georgian style sash windows to front, two double radiators, dado rail, coving to ceiling, door to:

Kitchen

2.33m (7' 8") x 2.01m (6' 7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood above, single glazed sash window to the side.

Shower Room

Fitted with three-piece suite comprising tiled double shower enclosure with fitted shower above, vanity wash hand basin with cupboards under, tiled splashbacks and shaver point, low-level WC, radiator, coving to ceiling, access to loft space.

Outside

Externally, the property has communal south facing gardens which are exclusively used by the residents in Lady Hamilton House. There are further communal gardens which are used by all residents of Nelson Gardens, with a large drying area a selection of picnic tables and sitting areas.

The property has an allocated parking space which is accessed via The Mews, off Collingwood Villas. The resident's car park is secure and gated. There is also off-street parking available on a first come first serve basis at the front of the property.

Tenure & Services

Tenure - Leasehold

Lease Length - 125 Years from 1989 - 89 Years

Remaining

Service Charge - £tbc (Water included)

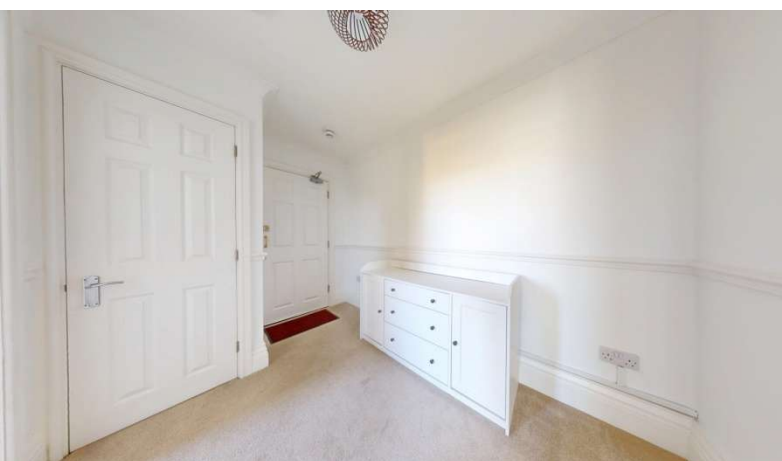
Ground Rent - £0 Peppercorn

Council Tax Band - B

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) | A | | |
| (81-90) | B | | |
| (69-80) | C | | |
| (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 | |



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

