



Selkirk Court, Poplar Drive, Blurton, Stoke-on-Trent, ST3 3PS      £115,000

BUY TO LET INVESTMENT OPPORTUNITY, (Tenant in situ)

This very well presented modern second floor apartment is currently tenanted on an assured short hold tenancy offering an annual income of £8,940 (£745pcm)

The property is situated within easy access to local amenities, commuter and transport networks.

The accommodation comprises entrance hall, spacious open plan lounge/kitchen/diner, two bedrooms, ensuite and bathroom. Electric heating system, double glazing, allocated parking and communal gardens.

Viewings are strongly recommended.





## Property Description

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### ENTRANCE HALL

Entrance door to the front elevation, airing cupboard and wall mounted electric heater.

### OPEN PLAN KITCHEN/LOUNGE/DINER

23' 9" max x 14' 3" max (7.24m x 4.34m)

### KITCHEN AREA

Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Integral fridge freezer, plumbing for washing machine and breakfast bar.

### LOUNGE AREA

Built in storage cupboard, television point, wall mounted electric heater and upvc double glazed french patio doors with two Juliet balconies to the front and side elevations.

### BEDROOM ONE

11' x 8' 7" (3.35m x 2.62m) Built in wardrobes with sliding mirror doors, wall mounted electric heater and upvc double glazed window to the side elevation.

### ENSUITE

Three piece suite comprising shower cubicle, vanity wash hand basin and low level w/c. Extractor fan, part tiled walls and heated towel rail.

### BEDROOM TWO

13' 6" max x 10' 7" (4.11m x 3.23m) Built in wardrobes with sliding mirror doors, wall mounted electric heater and upvc double glazed window to the front elevation.

### BATHROOM

Three piece suite comprising panelled bath, vanity wash hand basin and low level w/c. Extractor fan, part tiled walls and wall mounted electric heater.

### EXTERIOR

There is allocated parking and communal gardens to the property.

### AGENTS NOTES

This is a leasehold property. We have been advised by the vendor that the lease is for 125 years from January 2015, the service charge is £1589.61 per year and the Ground rent is £75 per year. We advise all interested parties to confirm the above with their solicitor.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

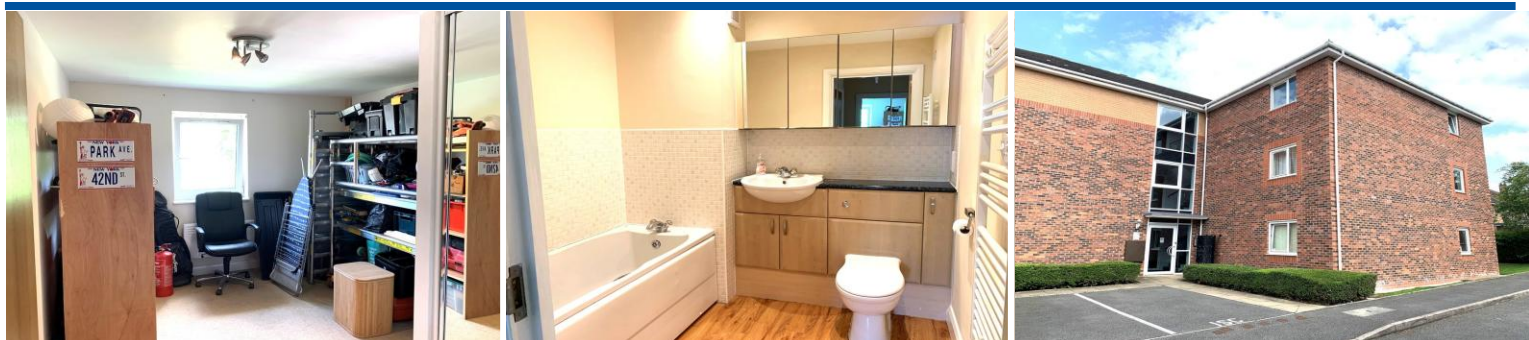
### Market Appraisal

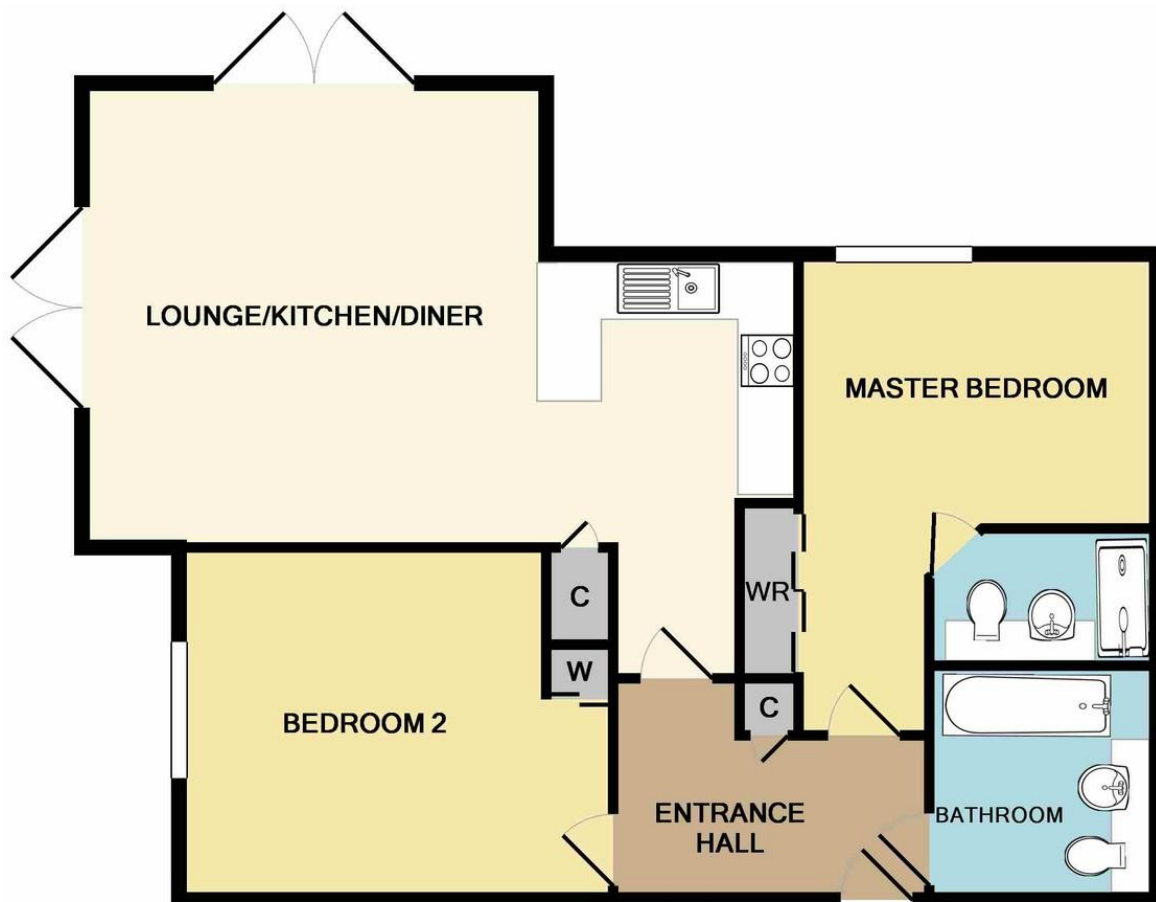
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31





## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

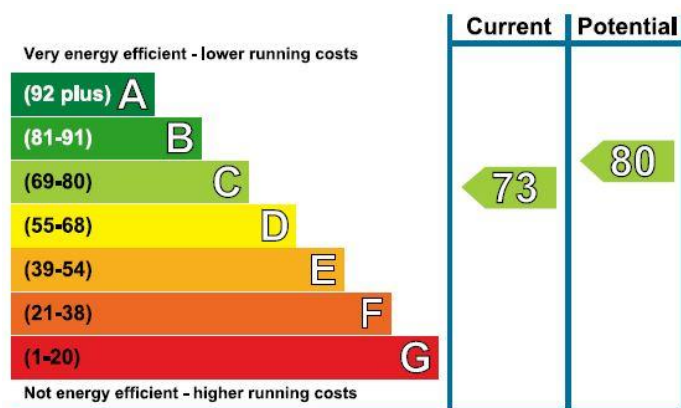
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements