



Wain Drive | Penkhull | Stoke-on-Trent | ST4 5LZ

£85,000

IDEAL BUY TO LET INVESTMENT OPPORTUNITY. This deceptively spacious and recently decorated two bedroom first floor flat is conveniently situated within easy reach of The Royal Stoke University Hospital, local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge/diner, newly fitted kitchen, two double bedrooms and a bathroom with a new white suite. Gas central heating, double glazing and a rear garden. No upward chain, viewings are strongly recommended.



Property Description

This deceptively spacious and recently decorated two bedroom first floor flat is conveniently situated within easy reach of The Royal Stoke University Hospital, local amenities, schools, commuter and transport networks.

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ENTRANCE HALL

Double glazed entrance door, staircase leading to the hallway.

HALLWAY

Double glazed window to the side elevation.

LOUNGE/DINER

13' 10" x 12' 2" (4.22m x 3.71m) Radiator and upvc double glazed window to the front elevation.

KITCHEN

9' 9" x 7' 8" (2.97m x 2.34m) Newly fitted base and wall units, work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven and hob, plumbing for a washing machine, part tiled walls and upvc double glazed window to the rear elevation.

MASTER BEDROOM

11' 2" x 9' 11" (3.4m x 3.02m) Radiator and double glazed window to the rear elevation.

BEDROOM TWO

10' 1" x 8' 8" (3.07m x 2.64m) Built in storage cupboard, radiator and double glazed window to the front elevation.

BATHROOM

Newly fitted white, three piece suite comprising, panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Radiator, part tiled walls and double glazed window to the rear elevation.

EXTERIOR

Garden to the rear.

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

AGENTS NOTES

We have been notified by the vendor that this is a leasehold property, the lease term is 125 years from 6th September 1999. The ground rent is £10 per annum and the service charge changes annually, the charge for 2023-24 was £97.75 (£85.00 Buildings Insurance & £12.75 admin fee) We advise any interested parties to confirm these figures with their solicitor.

Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

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Newcastle

Staffordshire

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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 and 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