

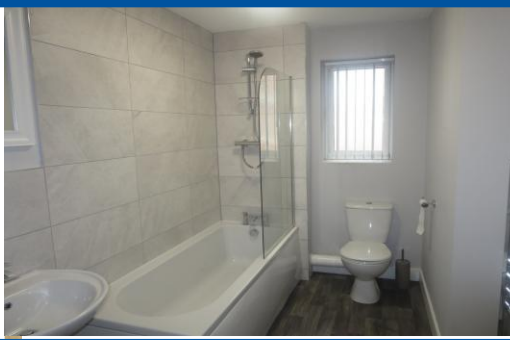


The Parks | Trentham | Stoke-on-Trent | ST4 8JQ

£125,000

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY, GREAT LOCATION.

This modern, well presented, deceptively spacious two bedroom first floor apartment is situated on the popular Trentham Lakes development. The property is close to local amenities, commuter/transport networks and within easy reach of Trentham Gardens leisure and retail facilities. The accommodation comprises entrance hall, lounge/diner, fitted kitchen, two double bedrooms and a bathroom. Gas central heating, upvc double glazing and allocated parking. No upward chain, viewings are essential.



Property Description

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ENTRANCE HALL

Entrance door, radiator, built in cloak/storage cupboard and loft access.

LOUNGE/DINER

22' 1" x 10' 4" (6.73m x 3.15m) Television point, two radiators, upvc double glazed french doors leading to a Juliet balcony to the front elevation, upvc double glazed window to the rear elevation and an archway leading to the kitchen.

KITCHEN

8' 9" x 7' 2" (2.67m x 2.18m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Plumbing for washing machine, built in electric oven, gas hob and stainless steel extractor fan. Part tiled walls and upvc double glazed window to the rear elevation.

MASTER BEDROOM

11' 3" x 8' 10" (3.43m x 2.69m) Radiator and upvc double glazed windows to the front and side elevations.

BEDROOM TWO

8' 10" x 7' 10" (2.69m x 2.39m) Radiator and upvc double glazed window to the front elevation.

BATHROOM

Fitted with a white three piece suite comprising panelled bath with mixer shower above, pedestal wash hand basin and low level w/c. Heated towel rail, extractor fan and upvc double glazed window to the rear elevation.

EXTERIOR

Allocated parking to the rear of the property.

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

We are advised by the vendor that there is a 999 year lease from 30/10/2002. The current service charge is approximately £800 per 6 months.

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 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