



Penstock Drive | Cliffe Vale | Stoke-on-Trent | ST4 7GF

£90,000

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY.

This well presented, modern two bedroom first floor apartment offers an ideal investment opportunity.

The property is conveniently situated within easy reach of local amenities, commuter and transport networks.

The accommodation comprises, entrance hall, open plan living area with fitted kitchen, two bedrooms and a bathroom. Electric wall heaters, upvc double glazing and allocated parking.

No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Entrance door, electric wall heater and built in utility cupboard with plumbing for a washing machine.

OPEN PLAN LIVING AREA (kitchen/diner/lounge)

19' 4" x 11' 9" (5.89m x 3.58m) Kitchen fitted with a modern range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Integral fridge freezer and dishwasher, electric wall heater, television point, upvc double glazed windows and sliding patio doors leading to the Juliet balcony.

MASTER BEDROOM

9' 9" x 9' 1" (2.97m x 2.77m) Fitted wardrobes with sliding mirror doors, electric wall heater and upvc double glazed window.

BEDROOM TWO

10' x 8' (3.05m x 2.44m) Electric wall heater and upvc double glazed window.

BATHROOM

Fitted with a white three piece suite comprising "P shaped" panelled bath with rainfall mixer shower above, pedestal wash hand basin and low level w/c. Heated towel rail and upvc double glazed window.

EXTERIOR

One designated parking space and additional visitor parking.

AGENTS NOTES

This is a leasehold property, the remainder of a lease is 232 years (250 years which commenced in March 2007) We have been advised that the ground rent is £150 per year (£75 payable twice a year) and the service charge is approx £1280 per year (£640 twice a year and subject to change) We recommend all interested parties confirm these charges 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

Staffordshire

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01782 622677

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