



Doulton Grove | Baddeley Green | Stoke-on-Trent | ST2 7QX £70,000

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY. NO UPWARD CHAIN.

This well presented, modern, two bedroom ground 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, lounge/diner, 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, built in storage cupboard and electric wall heater.

LOUNGE/DINER

21' 6" (max)" x 11' 5" (max)" (6.55m x 3.48m) Television point, electric wall heater and upvc double glazed windows to the front elevation.

KITCHEN

7' 7" x 7' 5" (2.31m x 2.26m) 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 hood. Electric wall heater, plumbing for a washing machine, tiled floor, part tiled walls and upvc double glazed window to the rear elevation.

MASTER BEDROOM

11' 6" x 9' 10" (3.51m x 3m) Built in cloak area, electric wall heater and upvc double glazed window to the rear elevation.

BEDROOM TWO

8' 11" x 7' 7" (2.72m x 2.31m) Electric wall heater and upvc double glazed window to the front elevation.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Electric wall heater and extractor fan.

EXTERIOR

Allocated parking space.

AGENTS NOTES

This is a leasehold property and we have been advised by the vendors of the following:

Ground rent is £150.00 pa and the length is 125 years from date commencing 1st of January 2005.

Reserve Fund - £250 per annum

Service Charge - £1874.70 per annum

We advise all interested parties to clarify 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

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

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