



Etruria Court | Etruria | Stoke-on-Trent | ST1 5PW

£105,000

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY.

This well presented first floor apartment is situated in a popular residential location, offering excellent access to City Centre amenities, transport and commuter networks. The accommodation comprises, entrance hall, lounge/dining room, fitted kitchen, two double bedrooms (master with vanity dressing alcove) bathroom and separate w/c. Upvc double glazing, electric heating and parking to the rear. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Entrance door, electric wall heater, doors leading to all rooms.

LOUNGE/DINER

17' 3" (max)" x 13' 10" (5.26m x 4.22m) Electric wall heater, television point and upvc double glazed windows.

KITCHEN

9' 7" x 8' 2" (2.92m x 2.49m) 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 stainless steel extractor hood. Plumbing for a washing machine, part tiled walls and upvc double glazed window.

MASTER BEDROOM

10' 6" x 10' 2" (3.2m x 3.1m) Fitted wardrobe, dressing table, bedside cabinets, walk in dressing room, electric wall heater and upvc double glazed window.

BEDROOM TWO

12' x 9' 6" (3.66m x 2.9m) Electric wall heater and upvc double glazed window.

BATHROOM

Panelled bath with mixer shower above, pedestal wash hand basin, extractor fan, heated towel rail and part tiled walls.

SEPERATE W/C

Low level w/c, pedestal wash hand basin and extractor fan.

EXTERIOR

Well maintained communal gardens and parking 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 fitments, 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 fitments 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).

AGENTS NOTES

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

Service Charge £1539.24 per year (£128.27 per month)

Ground Rent £100 per year

Lease 230 years left out of initial 250

We advise all interested parties to clarify the above figures with their solicitor.

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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newcastle@louis-taylor.co.uk

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