

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Sherborne Close, Blurton, Stoke-On-Trent, ST3 3NR

£85,000

- A Ground Floor Flat
- Two Bedrooms
- Bespoke Fitted Kitchen
- UPVC Double Glazing
- Very Well Presented
- Modern Shower Room
- Combi Boiler
- Gardens To Front And Rear

## A GROUND FLOOR FLAT WITH TWO BEDROOMS!

An extremely well presented ground floor flat which offers comfortable accommodation with gas central heating from a combi boiler and UPVC double glazing throughout.

This property has the benefit of gardens to both front and back, a fully fitted kitchen and an excellent range of bespoke fitted wardrobes to the master bedroom. The shower room is modern and features a rain head shower and the property itself is conveniently close to local shops and bus routes.

See our online virtual tour and for more information call or e-mail us.



## ENTRANCE HALL

Composite double glazed front door. Fitted mat and carpet. Bespoke storage units. Radiator with decorative cover.

## BEDROOM ONE

11'2 x 7'11 to face of wardrobes (3.40m x 2.41m to face of wardrobes)  
Fitted carpet. Radiator, UPVC double glazed window. First class range of fitted wardrobes.

## BEDROOM TWO

10'1 x 8'6 (3.07m x 2.59m)  
Fitted carpet. Radiator, UPVC double glazed window with fitted roller blind.

## SHOWER ROOM

9'10 x 4'10 (3.00m x 1.47m)  
Vinyl tile flooring. Panelled walls. White suite consisting of a low level wc and wash basin within a fitted unit and a large walk in rain head shower. Centrally heated towel rail radiator. UPVC double glazed window. Spotlights.

## LOUNGE

13'8 x 12'3 (4.17m x 3.73m)  
Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Feature fireplace.

## BESPOKE FITTED KITCHEN

9'11 x 7'6 (3.02m x 2.29m)  
Grey laminate look vinyl flooring. Part tiled walls. Range of wall cupboards, base units and worktops, eye level oven, electric hob and cooker hood. Plumbing for dishwasher and washing machine. UPVC double glazed window with fitted blind. Extractor, Concealed Main combi boiler for gas central heating and hot water.

## OUTSIDE

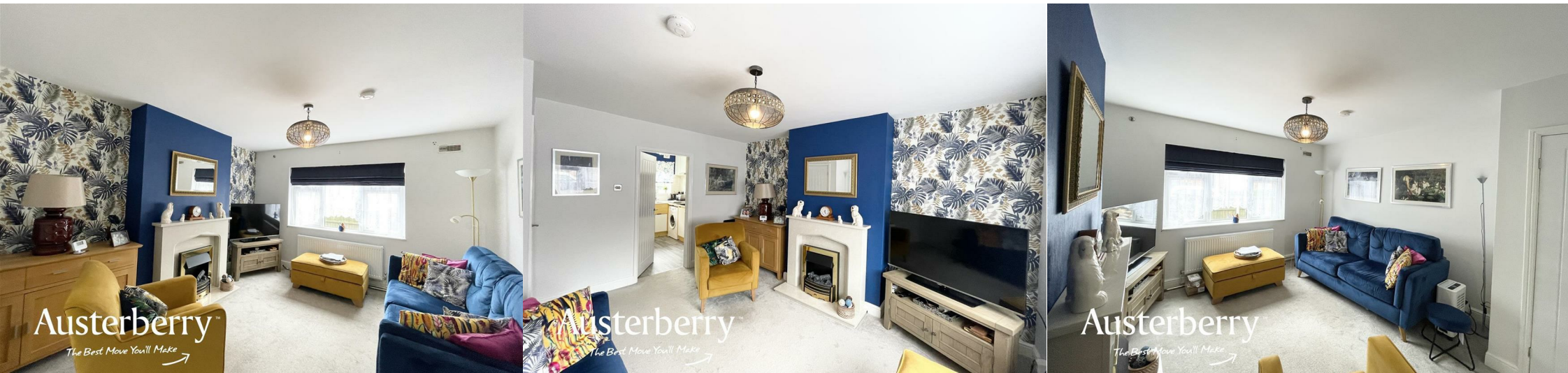
Gardens front and rear. Brick storage shed.

## TENURE

We are advised by the vendor that there is a 125 year lease from 14 March 2016.

The current service charge is £84.00 per annum.

There is also a charge of £10.00 per annum in respect of ground rent.





**Austerberry™**  
The Best Move You'll Make →

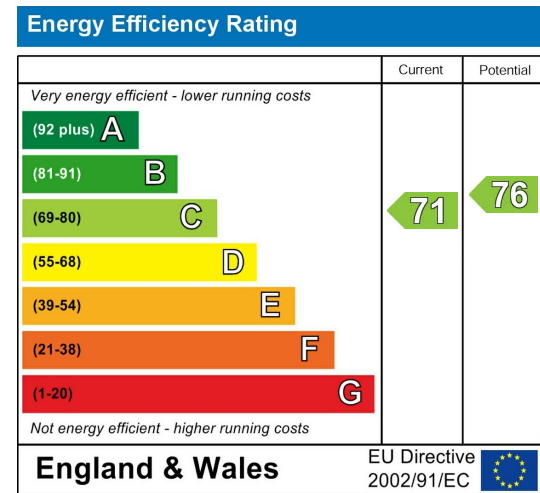
## MATERIAL INFORMATION

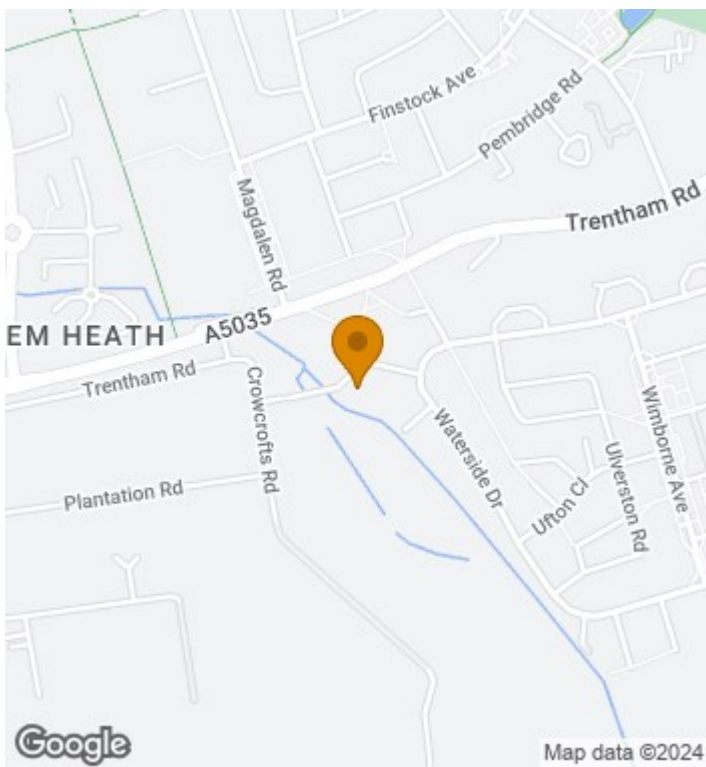
Tenure - Leasehold

Council Tax Band - A



**Austerberry™**  
The Best Move You'll Make →





**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
the best move you'll make