

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Austerberry™

52 Plex Street, Tunstall, Stoke-On-Trent, ST6 5JQ

£65,000

- A First Floor Apartment
- Spacious Accommodation
 - Smart Bathroom
 - Practical Kitchen
- Two Bedrooms
- Close to Tunstall Town Centre
- Large Lounge

A first floor apartment offered for sale at an extremely appealing price!

Positioned only walking distance away from Tunstall town centre and offering deceptively spacious accommodation we are sure that you will be impressed by what is on offer.

The property boasts two bedrooms, a spacious living room, a practical kitchen and a smart bathroom which has recently been updated. There is also a recently installed gas combi boiler and there is potential to convert the loft space, subject to appropriate planning permission.

In a market where terraced house prices are at an all time high, we see this is an affordable alternative.

To arrange your viewing please call or email us.



GROUND FLOOR

ENTRANCE PORCH

Tiled floor. Timber front door. Storage area. Timber internal front door with access to the stairs.

HALLWAY

Laminate flooring. Electric storage heater.

LOUNGE

15'2 max x 11'3 max (4.62m max x 3.43m max)

Laminate flooring. Two UPVC double glazed windows with internal secondary glazing. Radiator. Feature fire surround and elec fire.

KITCHEN

10'3 max x 7'10 max (3.12m max x 2.39m max)

Laminate flooring. Radiator. Tiled walls. UPVC double glazed window. Range of wall cupboards and base units. Storage area with gas combi boiler.

BATHROOM

8'5 max x 5'7 max (2.57m max x 1.70m max)

Laminate flooring. Vertical towel rail radiator. UPVC double glazed window. Bath with shower over, wash basin in a vanity unit and wc.

BEDROOM ONE

11'7 max x 11'05 max (3.53m max x 3.48m max)

Laminate flooring. Radiator. UPVC double glazed window. Storage units.

BEDROOM TWO

13'0 max, 9'7 min x 8'6 max, 3'2 min (3.96m max, 2.92m min x 2.59m max, 0.97m min)

Fitted carpet. Radiator. UPVC double glazed window. Storage heater. Access to the loft room.

LOFT

This room has potential for a loft conversion, subject to appropriate planning permission.

Vinyl flooring. Radiator. Velux window. Storage heater. Equipped with a bath, wc, wash basin and bidet. Useful storage area or could be used as a work space.

TENURE

We are advised by the vendor that there is a 125 year lease from 1986.

The current service charge is approx £100 per annum.

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

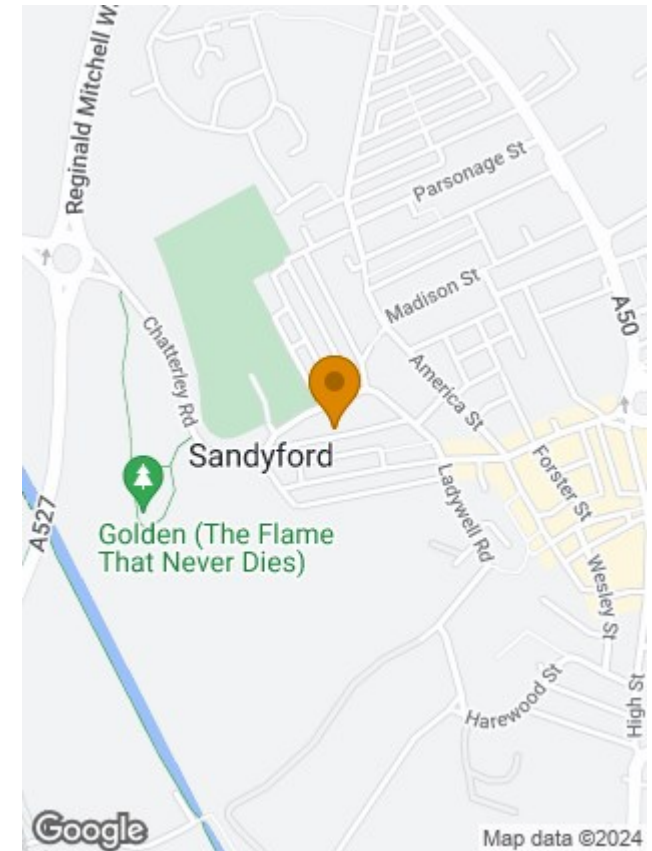
OUTSIDE

There is parking available to the side of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - A



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

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