

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 11 Broadway Court Broadway, Meir, Stoke-On-Trent, ST3
5PX

£75,000

- A Delightful Flat!
- Two Bedrooms
- Fitted Kitchen
- UPVC Double Glazing & Gas Central Heating
- Second Floor
- Two Balconies
- Modern Shower Room
- Brick Garage

A DELIGHTFUL FLAT WITH TWO BALCONIES & A GARAGE

Broadway Court is a well managed, purpose built block and this second floor flat is an absolute delight!

This is a light and airy flat with a modern shower room, good fitted kitchen and central heating as well as an entry phone system and UPVC double glazing. It is on the second floor of the block and from the front balcony there are birds eye views over the surrounding area.

Very unusual for a flat in this locality is that this property has the benefit of a brick built single garage at the rear which is most definitely a real advantage.

For more information call or e-mail us.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs leading to the first and second floors.

SECOND FLOOR

ENTRANCE HALL

Upvc double glazed front door. Parquet floor. Radiator. Built in storage cupboard with entry phone. Walk in storage/coat cupboard with double doors.

BEDROOM TWO/SITTING ROOM

14'5" x 10'0" (4.39 x 3.05)

Parquet flooring. Radiator. Low voltage spotlights. Upvc double glazed windows to the side and front and Upvc double glazed door leading out onto the balcony.

BEDROOM ONE

12'4" x 11'4" (3.76 x 3.45)

Fitted carpet. Radiator. Upvc double glazed window.

SHOWER ROOM

7'6" x 5'4" (2.29 x 1.63)

White suite including wc with concealed cistern, wash basin in useful unit and corner shower with curved sliding doors. Centrally heated towel rail. Upvc double glazed window.

LOUNGE

12'10" x 12'6" into bay (3.91 x 3.81 into bay)

Fitted carpet. Radiator. Upvc double glazed bay window. Wall mounted gas fire with back boiler for central heating.

KITCHEN + BREAKFASTING SPACE

11'2" x 8'10" (3.40 x 2.69)

Range of wall cupboards and base units in white lined with grey. Upvc double glazed window and external door onto the balcony (both with fitted venetian blinds).

PLEASE NOTE: There is a gas hob, hood and under oven as well as a washing machine currently in situ at the property but these will not form part of the tenancy and the Landlord will not be responsible for repair/replacement of these items.

OUTSIDE

The property is unique in the block in that it has two balconies...and from the front balcony there are panoramic views whilst the balcony from the kitchen overlooks the residents' garages and this property is also unusual in that it has the benefit of a...

BRICK AND TILE SINGLE GARAGE

Easily identifiable by its white door.

TENURE

Leasehold. We are advised by the vendor that the property is being sold with the term remaining of a lease which commenced in xxx for xxx years.

We are also advised by the vendor that there is a service charge payable which is currently £xx and an annual charge of £xx for ground rent.






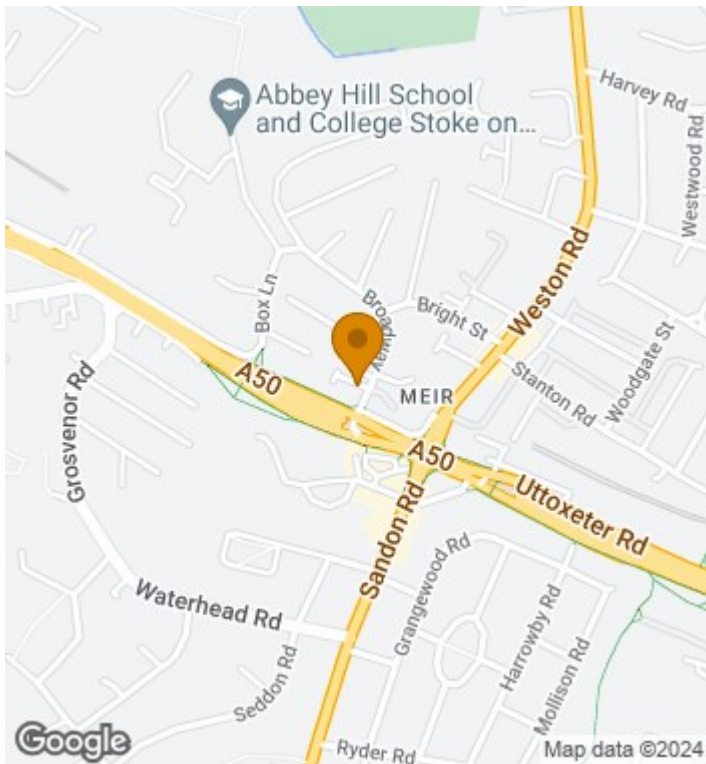
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

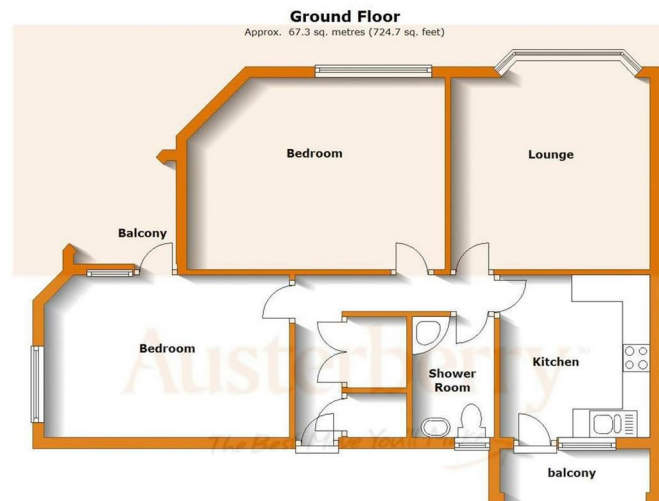
Energy Efficiency Rating

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



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.



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using The Mobile Agent.

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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