

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Manchester Court Federation Road, Burslem, Stoke-On-Trent, ST6 4HT

£52,000

- UPVC Double Glazing
- Open Plan Kitchen
- Two Bedrooms
- Spacious Living Area
- Second Floor Flat
- Bathroom With Bath & Shower

Whether you are a homebuyer or an investor we are certain that the location of this second floor apartment will appeal to you!

The flat has its own nominated car parking space, there is ample visitor parking and the apartment itself provides a spacious living area with kitchenette, two bedrooms and a bathroom with separate shower!

The property benefits from double glazing and electric heating and is positioned in an ideal location with a range of amenities within walking distance.

If you are proposing to purchase this property To Let please seek advice from our lettings team. Our advice is free and we manage literally hundreds of properties throughout Stoke-on-Trent for happy landlords.

For more information please contact us.



ENTRANCE HALL

Front door. Laminate flooring. Electric radiator. Store cupboard containing the hot water cylinder.

KITCHENETTE

11'04 max x 9'07 (3.35m1.22m max x 2.74m2.13m)

Vinyl flooring. Wall mounted electric heater. A range of base units and wall cupboards. Integrated oven and electric hob with extractor.

LIVING ROOM AREA (OPEN PLAN TO THE KITCHETTE)

11'04 x 9'10 (3.35m1.22m x 2.74m3.05m)

Laminate floor. Wall mounted electric heater. UPVC double glazed door with Juliette balcony.

BEDROOM ONE

9'10 x 9'7 to face of wardrobes (3.00m x 2.92m to face of wardrobes)

UPVC double glazed window. Fitted carpet. Wall mounted electric heater. Fitted wardrobes. Access to bathroom

BEDROOM TWO

9'6 max, 7'0 min x 7'10 max, 3'7 min (2.90m max, 2.13m min x 2.39m max, 1.09m min)

UPVC double glazed window. Fitted carpet. Wall mounted electric heater

BATHROOM

9'10 max x 7'2 max, 4'4 min (3.00m max x 2.18m max, 1.32m min)

Vinyl flooring. Wall mounted electric heater. Panelled bath with tiled splash back, W/C and wash basin and a separate shower. Extractor fan

TENURE

We are advised by the vendor that there is a 250 year lease from circa 2006

The current service charge is £1100 per annum.

There is also a charge of £140 per annum in respect of ground rent.





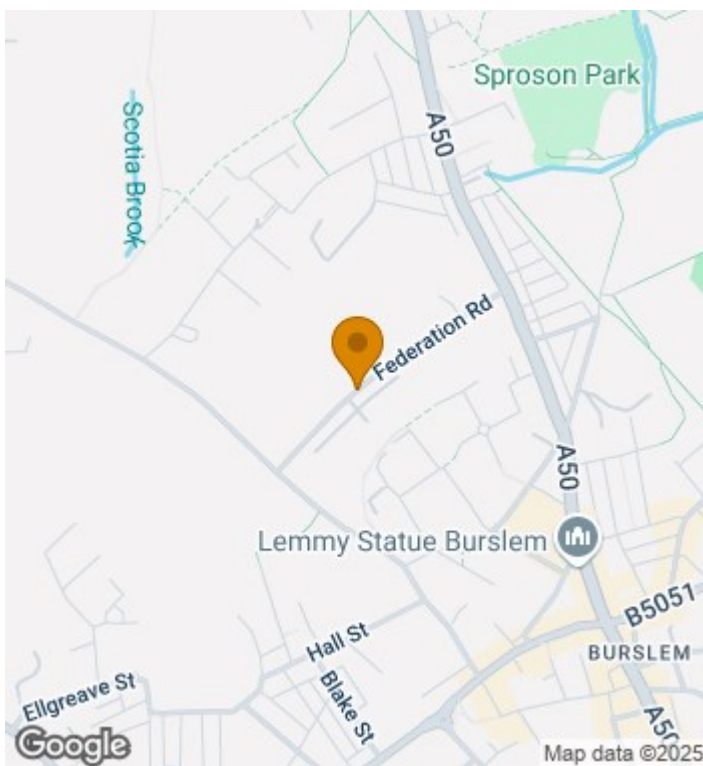
MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - B

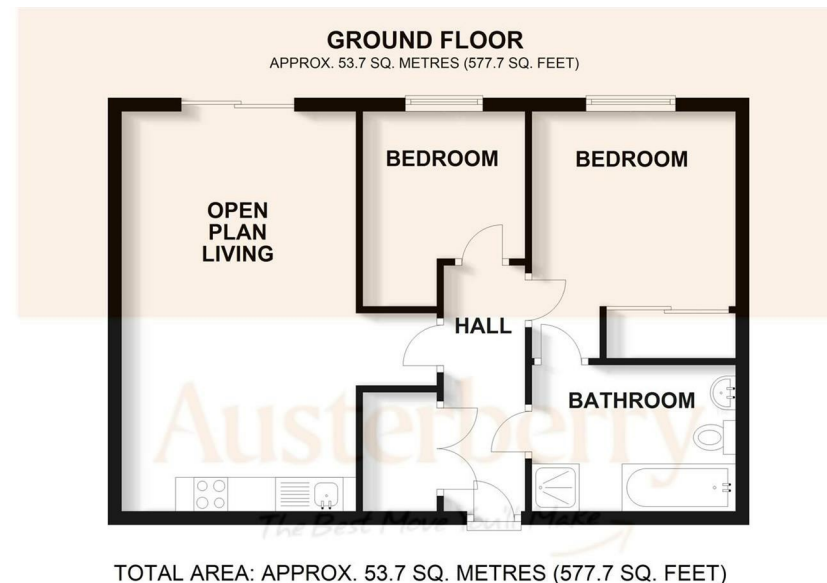


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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 PlanUp.

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

Austerberry™
the best move you'll make