

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 5, 1 James Street, West End, Stoke-On-Trent, ST4 5HB

£60,000

- Second Floor Apartment
- Open Plan Kitchen/ Living Area
- White Bathroom Suite
- Allocated Parking
- Two Bedrooms
- Juliet Balcony
- Ideal Buy To Let
- No Chain!

A modern second floor apartment positioned in a highly sought after and convenient location!

This property in James Street is ready for immediate occupation and is equipped with a variety of features that will surprise you.

Externally, there is a communal parking area whereby the apartment has its own designated parking space.

Internally, there are two bedrooms, gas central heating and a cosy, open plan kitchen/living area with feature Juliette balcony.

This is a fantastic location due the close proximity to Stoke town centre and only a short drive away from the main city hospital.

The property is offered for sale with no onward chain and we would be keen to show you around.

To arrange your viewing, call 01782 594595 or email sales@austerberry.co.uk



ENTRANCE HALL

Front door. Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM ONE

15'0 max, 9'8 min x 9'8 (4.57m max, 2.95m min x 2.95m)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM TWO

9'9 x 7'3 (2.97m x 2.21m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)
Vinyl flooring. Radiator. UPVC double glazed window. Part tiled walls. Panelled bath with shower over, pedestal wash basin and wc.

OPEN PLAN KITCHEN/LIVING AREA

18'10 x 9'9 (5.74m x 2.97m)
Two UPVC double glazed windows. UPVC double glazed door with Juliette balcony. Part carpet/part vinyl flooring. Two radiators. Wall mounted gas boiler. Range of wall cupboards and base unit with integrated oven and hob.

OUTSIDE

Communal parking area with designated parking spot.

TENURE

Leasehold. There is a 999 year Lease from 01/06/2006

The current service charge is £1470 per annum.

There is also a charge of £790 per annum in respect of ground rent. The ground rent increases every five years up to the 35th year of the term when it then becomes index linked.





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MATERIAL INFORMATION

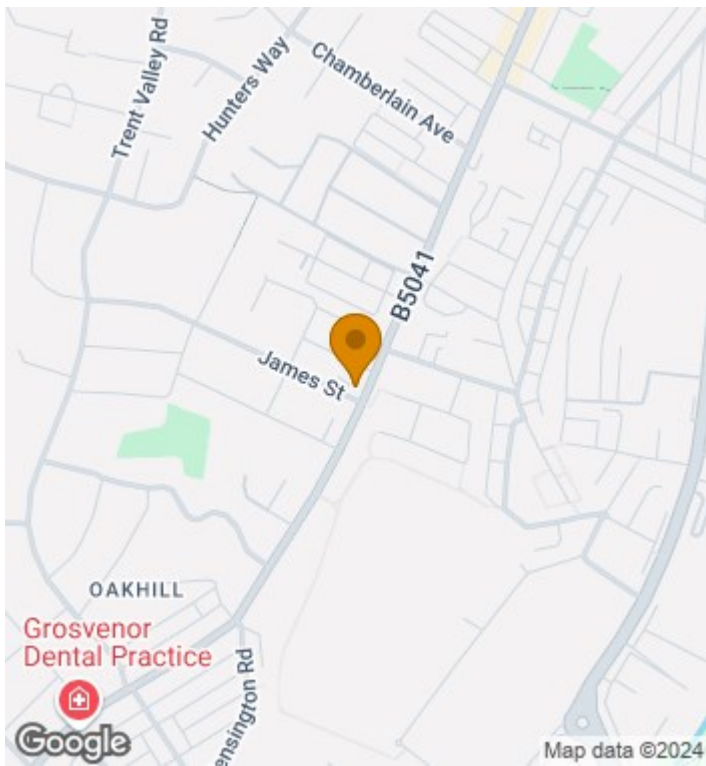
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(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.

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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