

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Tawney Crescent, Meir, Stoke-On-Trent, ST3 6LD

Offers In The Region Of

£70,000

- A First Floor Flat
- Gardens Front And Rear
- Combi Boiler For Central Heating
- No Onward Chain
- Two Bedrooms
- UPVC Double Glazing
- Potential For Owner Occupation Or Letting
- Front And Rear Gardens

A first floor flat with two bedrooms and a garden!

Ready to move in to with no onward chain, this is a first floor flat in a presentable condition.

This property benefits from lawned gardens to the front and rear, has well proportioned accommodation including a lounge, kitchen and bathroom and it benefits from UPVC double glazing throughout as well as gas central heating from a combi boiler.

The property is equally suited for letting and owner occupation and we would suggest that if the property was let it would be likely to command a figure in the region of £600pcm.

For more information please contact us.



GROUND FLOOR ENTRANCE HALL

UPVC double glazed front door. Fitted carpet.

FIRST FLOOR LANDING

Fitted stair and landing carpet. UPVC double glazed window. Radiator.

BEDROOM ONE

11'2 x 10' front (3.40m x 3.05m front)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind

BEDROOM TWO

10' x 8'6 rear (3.05m x 2.59m rear)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind.

Walk in storage cupboard with fitted carpet.

BATHROOM/ WC

9'11 x 4'11 rear (3.02m x 1.50m rear)

Vinyl flooring. Tiled walls. White suite complete with shower fitting to the bath.

UPVC double glazed window with fitted roller blind. Radiator. Access to the loft.

LOUNGE

13'8 x 12'3 front (4.17m x 3.73m front)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind.

KITCHEN

10' x 7'7 rear (3.05m x 2.31m rear)

With a range of white wall cupboards and base units. Vinyl flooring. UPVC double glazed window. Storage cupboard containing the Baxi gas combi boiler for central heating and hot water.

OUTSIDE

There is a brick outbuilding and the benefit of mainly lawned gardens to the front and rear of the flat.

TENURE

We are advised by the vendor that the lease runs from the 19th April 1998 to the 25th October 2117.

The current service charge is £97.76 per annum which includes buildings insurance.

There is also a charge of £10 per annum in respect of ground rent.





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MATERIAL INFORMATION

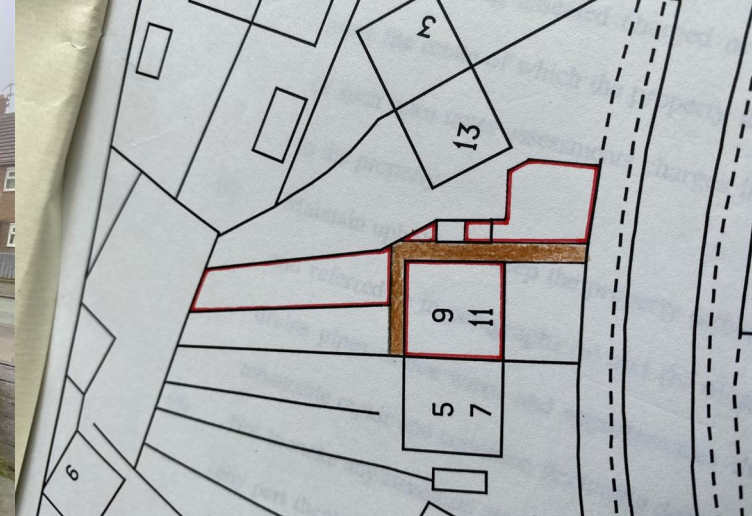
Tenure - Leasehold

Council Tax Band - A



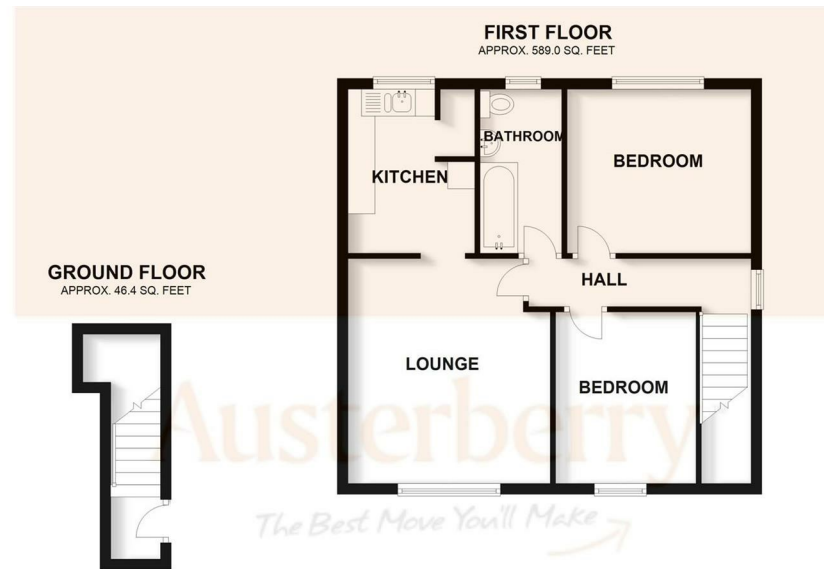
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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. 635.3 SQ. FEET

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

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