

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Hayeswood Grove, Norton Heights, Stoke-On-Trent, ST6
8GG

£100,000

- No Chain!
- Master Bedroom With En-Suite
- Secure Allocated Parking Space
- Popular Development
- Two Bedroom Ground Floor Apartment
- Combined Living & Dining Area
- Sought After Location

A two bedroom ground floor apartment in a highly sought after location!

This ground floor apartment is bound to be of interest to owner occupiers and buy to let investors alike! If you are looking for practical and secure accommodation then a viewing of this new to market property is essential.

Accommodation on offer is an entrance hallway with plenty of built in storage, a master bedroom with en suite, a good sized second bedroom as well as a the main bathroom. There is a large room at the far side of the property which practically combines the kitchen and living area!

The property is ready to move into but would benefit from some selective updating in terms of its presentation and decor.

Secure parking is provided thanks to an allocated space in the gated car park in what is a really popular development.

We would be delighted to make arrangements to show you around, call us on 01782 594595 or email sales@austerberry.co.uk to arrange your viewing today!



ENTRANCE HALL

Fire door. Fitted carpet. Wall mounted electric heater. Store cupboard containing the electric off peak mains pressure system.

OPEN PLAN KITCHEN/LIVING ROOM

23'5 max x 11'1 (7.14m max x 3.38m)

Three UPVC double glazed windows. Laminate flooring. Wall mounted electric heater. Range of wall cupboards and base units with integrated electric oven, hob and wall mounted extractor.

BEDROOM ONE

11'7 x 10'4 (3.53m x 3.15m)

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

EN-SUITE SHOWER

6'1 x 5'4 (1.85m x 1.63m)

Tiled floor and part tiled walls. Wall mounted electric radiator. Enclosed shower, wash basin and wc. Extractor fan.

BEDROOM TWO

12'4 x 7'0 (3.76m x 2.13m)

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

BATHROOM

6'8 x 5'7 (2.03m x 1.70m)

Tiled floor and part tiled walls. Wall mounted electric radiator. Bath, wash basin and wc. Extractor fan.

OUTSIDE

There is a gated car park at the front of the property with allocated parking space.

TENURE

We are advised by the vendor that there is a 999 year lease from 1 June 2004.

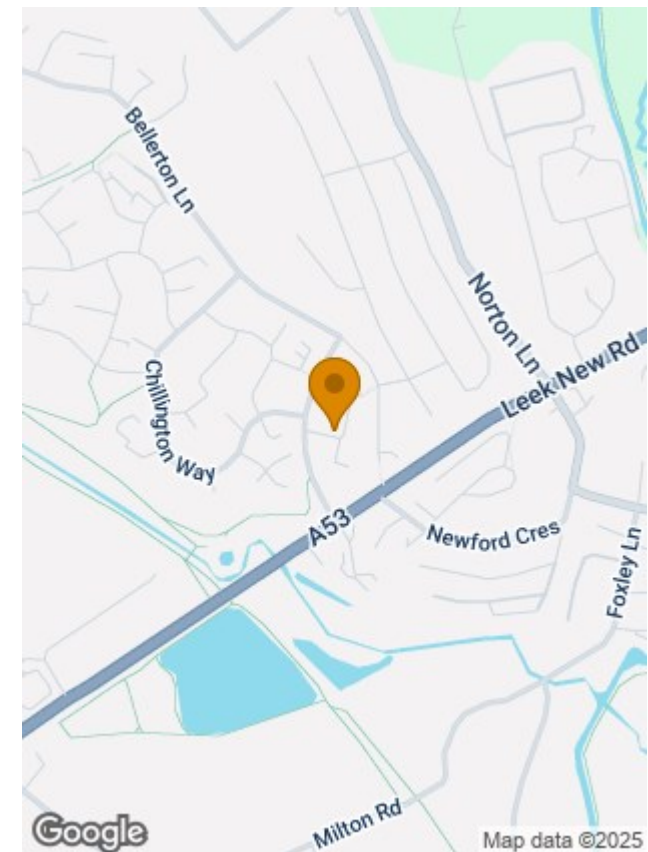
The current service charge is approx. £110 per month.

There is also a charge of approx. £120 per annum in respect of ground rent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(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 - B

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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