

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Walton Grange Stafford Road, , Stone, ST15 0ET

£20,000



- FOR SALE VIA ONLINE AUCTION ON MON 30th JUNE AT 1PM UNTIL TUES 1st JULY 1PM
- OPEN HOUSE EVENT TUES 24TH JUNE 4.00pm to 4.30pm
- Ground Floor Flat
- Two Bedrooms
- Stone Town Centre
- Open Plan Living Area
- Fitted Kitchen
- Car Parking

## 2 BED GROUND FLOOR FLAT FOR SALE BY AUCTION 30th June to 1st July

FOR SALE VIA ONLINE AUCTION ON MONDAY 30th JUNE AT 1PM UNTIL TUESDAY 1st JULY 1PM.

OPEN HOUSE EVENT 24TH JUNE 4.00pm to 4.30pm

A GROUND FLOOR FLAT WITH TWO BEDROOMS!

We welcome a spacious Two bedroom Ground floor flat to Auction.

Situated in Stone Town Centre, convenient to local amenities.

In brief the accommodation is as follow: Entrance Hall, two bedrooms, further storage/walk in wardrobe, bathroom and open plan living and kitchen area.

Set within communal grounds with car parking.

For more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Front door. Radiator. Storage cupboard.

### BEDROOM ONE

12'4" x 10'6" (3.76 x 3.20)

Two UPVC double glazed windows. Radiator.

### BEDROOM TWO

12'4" x 6'10" (3.76 x 2.08)

UPVC double glazed window. Radiator.

### BATHROOM

6'10" x 5'5" (2.08 x 1.65)

Tiled floor and walls. White suite consisting of bath with shower over, wash basin and wc.

### OPEN PLAN KITCHEN/ LOUNGE/ DINING ROOM

Part laminate and part tiled flooring. Two UPVC double glazed windows. Two radiators. Gas combi boiler. Range of wall cupboards and base units. Tiled splashback. Plumbing for washing machine.

## KITCHEN

10'9" x 6'9" (3.28 x 2.06)

## LOUNGE/DINER

18'7" x 10'5" (5.66 x 3.18)

## TENURE

We are advised by the vendor that there is a 125 year lease from circa 1984, 84 Years Remaining

The current service charge is £760 Approx per annum.

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

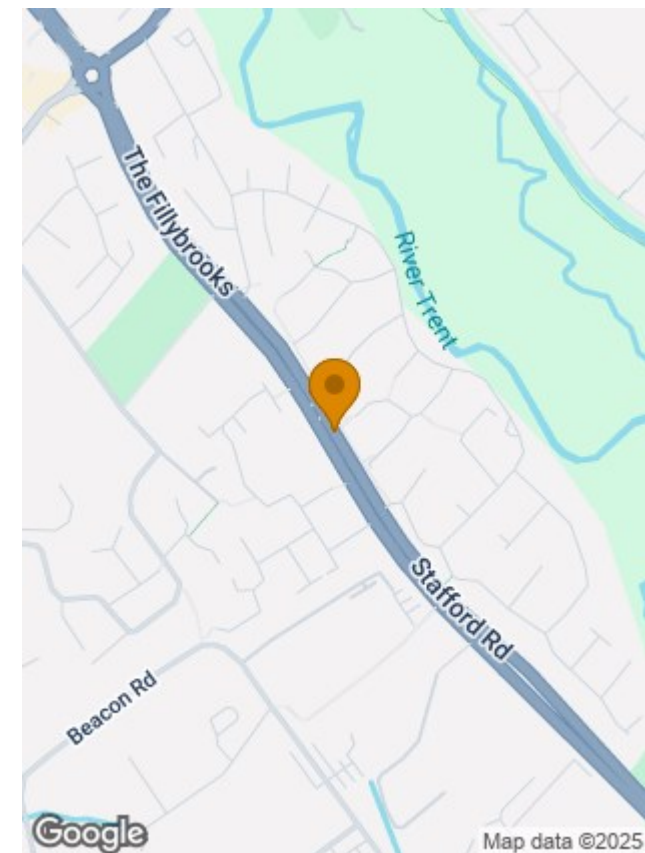






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	76	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

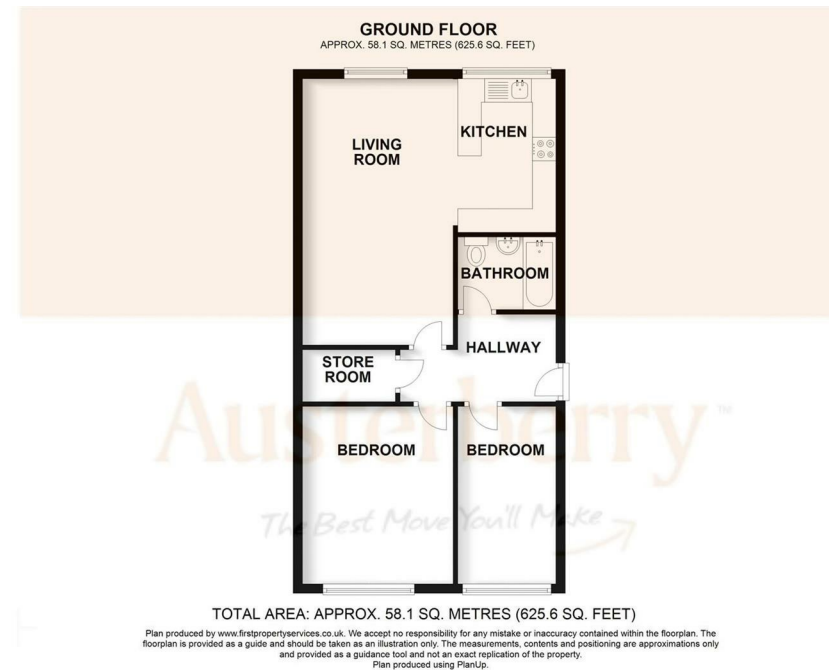
Tenure - Leasehold

Council Tax Band - A



### 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](mailto:enquiries@austerberry.co.uk)

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