

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Hunters Way, Penkhull, Stoke-On-Trent, ST4 5EJ

£100,000



- A Ground Floor Flat
- Large Rear Garden
- Combi Boiler
- Great Location
- Two Good Bedrooms
- Fitted Kitchen With Appliances
- UPVC Double Glazing
- Close To Railway Station

## A DELIGHTFUL GROUND FLOOR FLAT WITH A GARDEN!

Penkhull is a charming and attractive village and this delightful ground floor purpose built flat is within easy walking distance of the centre of the village and not far away from the centre of Stoke with its railway station.

The flat features light, bright decoration, two well proportioned bedrooms, a bathroom with a white suite and even a rain head shower over the bath, as well as gas central heating from a combi boiler and UPVC double glazing throughout.

There is also a very impressive and surprising large garden to the rear which has been laid out at considerable expense by the owners to make the very most of it! There is also very useful storage space and on street parking available in Hunters Way.

For more information call or e-mail us.





## ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Useful utility cupboard with space for dryer and storage.

## BEDROOM ONE

9'11 x 9'1" to face of wardrobes (3.02m x 2.77m to face of wardrobes)  
Fitted carpet. Radiator, UPVC double glazed window with fitted vertical blinds.  
Really excellent range of fitted wardrobes including dressing table, lighting and fitted mirror.

## BEDROOM TWO

10'0 x 8'6" (3.05m x 2.59m)  
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## BATHROOM/WC

9'8 x 5'0" (2.95m x 1.52m)  
With a white suite consisting of a panelled bath with a rain head shower and screen over, low level WC and wash basin. Radiator, UPVC double glazed window. Part tiled walls. Extractor.

## LOUNGE

13'7 x 11'7" (4.14m x 3.53m)  
Fitted carpet. Radiator, UPVC double glazed window with fitted vertical blinds.  
Feature fireplace with living flame electric fire. Archway leading into the...

## FITTED KITCHEN

9'10 x 7'6" (3.00m x 2.29m)  
Tiled floor and part tiled walls. A good range of wall cupboards and base units with a pale timber effect finish and a gas hob, cooker hood, under oven and fridge/freezer. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds. Concealed Baxi gas combi boiler with Hive system.

## OUTSIDE

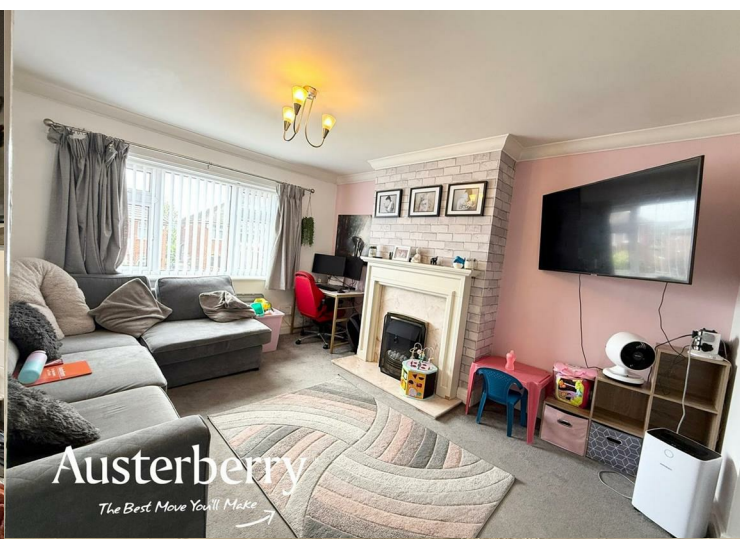
With on street parking available in Hunters Way at the front of the property and to the rear there is a really impressive, very pleasant West facing garden with lawn, artificial lawn area and raised area as well as a brick built storage shed.

## TENURE

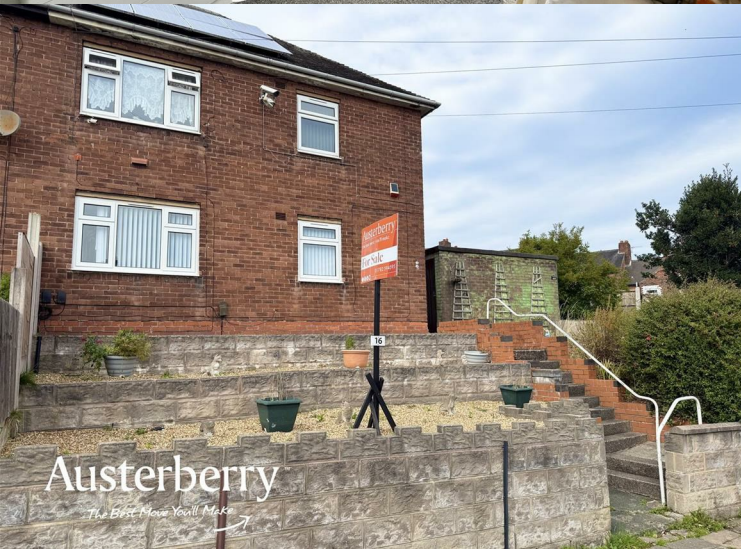
We are advised by the vendor that there is a 125 year lease from 14 March 2005


The current service charge is approximately £141.00 per annum.

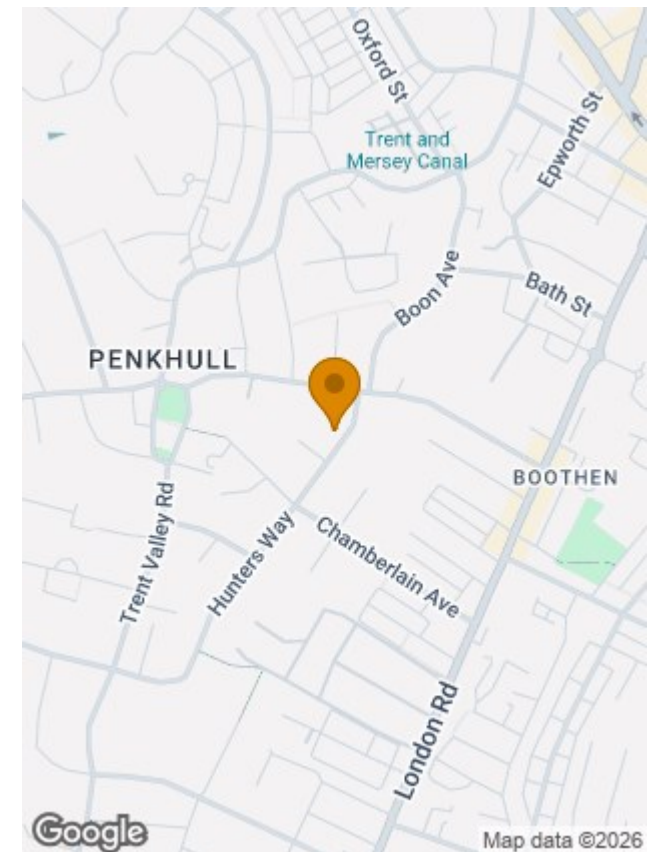
There is also a charge of £10 per annum in respect of ground rent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(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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