

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Oakwell Court, Oakwell Grove, Dresden, Stoke on Trent, ST3  
4DH

Asking Price

£76,000



- A First Floor Flat
- Fitted Kitchen
- Study/Store Room
- Electric Heating
- Two Bedrooms
- White Bathroom Suite
- UPVC Double Glazing
- Spacious Accommodation

If you view this flat we think you will be pleasantly surprised by just how spacious it is and what good accommodation it offers!

The flat has two bedrooms, a smart fitted kitchen, a bathroom with white suite and shower over the bath and there is UPVC double glazing together with electric heating!

Oakwell Court is a low rise block of purpose built apartments in a cul-de-sac position and there is a residents car park too! Longton's town centre and beautiful Queens Park are also nearby!

For more information contact us.



## ENTRANCE HALL

Fitted carpet. Electric storage radiator. Coat cupboard. Entry phone. Storage cupboard.

## STUDY/STORE ROOM

6'9 x 4'9 (2.06m x 1.45m)

Fitted carpet. Low voltage spotlight fitting.

## KITCHEN & BREAKFASTING SPACE

Modern and well fitted with wall cupboards and base units finished in white and complete with electric hob, hood and under oven. Plumbing for automatic washing. Laminate flooring. Upvc double glazed window with fitted roller blind. Part tiled walls. Spotlight fitting.

## LOUNGE

16'7 x 9'9 (5.05m x 2.97m)

Fitted carpet. Electric storage radiator. Upvc double glazed windows to the side and rear with fitted roller blinds. Feature fireplace with living flame electric fire. Two light fittings.

## BEDROOM ONE

11'10 x 9'8 (3.61m x 2.95m)

Fitted carpet. Electric storage radiator. Upvc double glazed window. Light fitting. Built in wardrobes.

## BEDROOM TWO

10'7 x 7'7 (3.23m x 2.31m)

Fitted carpet. Electric storage radiator. Upvc double glazed window. Light fitting.

## BATHROOM/WC

7'3 x 4'7 (2.21m x 1.40m)

White suite comprising wash basin, low level w/c and panelled bath with shower and screen over. Extractor. Fitted mirror. Part tiled walls. Airing cupboard.

## OUTSIDE

Off road parking. Small communal garden.

## TENURE

We are advised by the vendor that there is a 125 year lease from 13 July 1990.

The current service charge is approx. £68.90 per month.

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



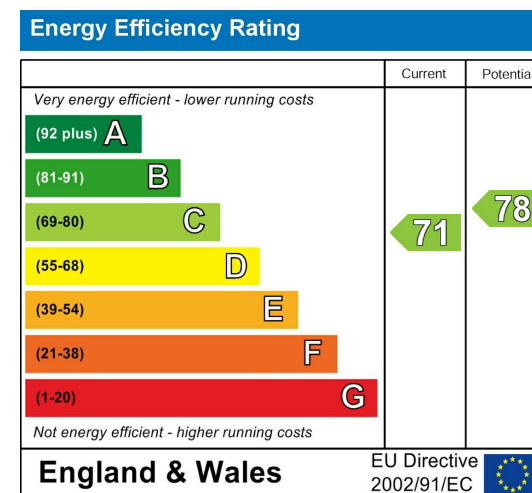


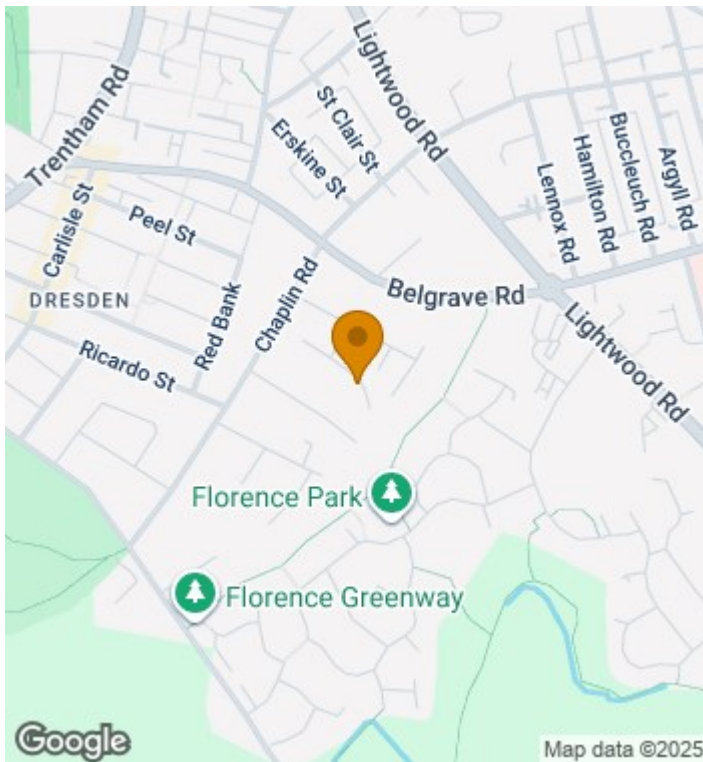


## MATERIAL INFORMATION

Tenure - Leasehold

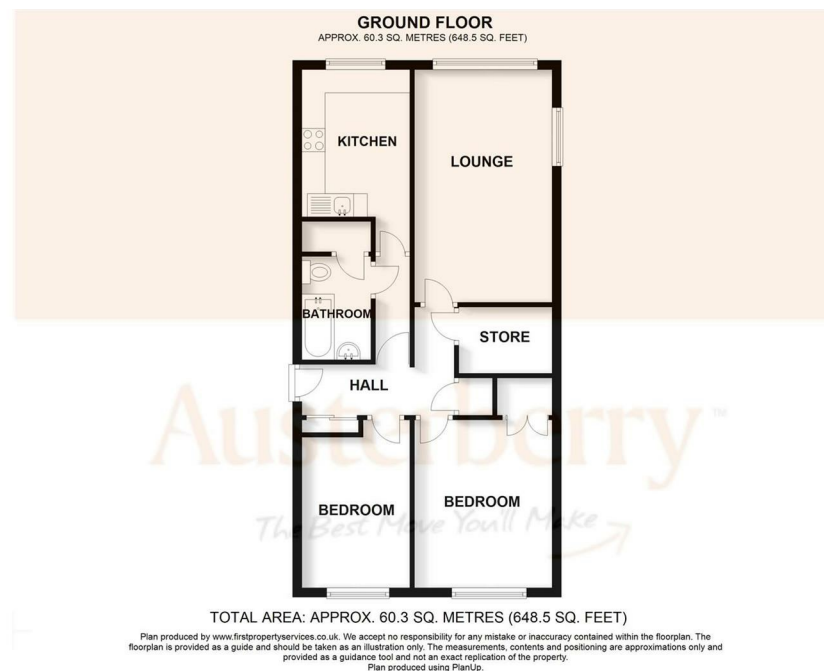
Council Tax Band - A





#### 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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