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the best move you'll make

Estate Agents

Letting and Management Specialists



26 Millbrook Gardens, Blythe Bridge, Stoke-On-Trent, ST11
9JQ

£125,000

- Two Bedroom Apartment
- Sizeable Accommodation
- White Bathroom Suite
- No Chain!
- Beautifully Maintained Development
- Open Plan Kitchen/Living Room
- Allocated Parking Space
- Close To Local Amenities & Transport Links

Tucked away in the picturesque and highly desirable Millbrook Gardens, this delightful two bedroom apartment offers the perfect blend of peace, privacy, and convenience - without being in a block!

Set within a beautifully maintained development just moments from Blythe Bridge, the property enjoys a tranquil setting but is also within easy reach of local amenities and transport links.

The property has been well maintained throughout and it features sizeable accommodation throughout. The entrance staircase leads to a landing area with plenty of storage and you will also find a good sized living room with a practical kitchenette, two double bedrooms and a comfortable bathroom.

Externally, whilst the property does not have a garden, it does have an allocated parking space for off road parking.

The property is offered for sale with no onward chain!

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to first floor.

FIRST FLOOR

LIVING ROOM

17'09" x 10'04" (5.41m x 3.15m)

Two UPVC double glazed windows. Fitted carpet. Two radiators.

KITCHENETTE

13'06" x 7'0" (4.11m x 2.13m)

UPVC double glazed window. Tiled flooring. A range of base and wall units with integrated cooker and gas hob unit. Baxi combi boiler.

LANDING

UPVC double glazed window. Fitted carpet. Radiator. Spacious store cupboard. Access to loft.

BEDROOM ONE

11'0" x 10'03" (3.35m x 3.12m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

11'01" max x 5'01" min x 10'05" max x 7'03" min (3.38m max x 1.55m min x 3.18m max x 2.21m min)

UPVC double glazed window. Fitted carpet. Radiator. Storage cupboard.

BATHROOM

6'09" x 6'05" (2.06m x 1.96m)

UPVC double glazed window. Vinyl flooring. Radiator. WC, wash basin and bath with shower screen. Part tiled walls.

TENURE

There is a 125 year lease from 1 January 2004

The current service charge is approx. £498 per annum.

There is also a charge of £200 per annum in respect of ground rent.



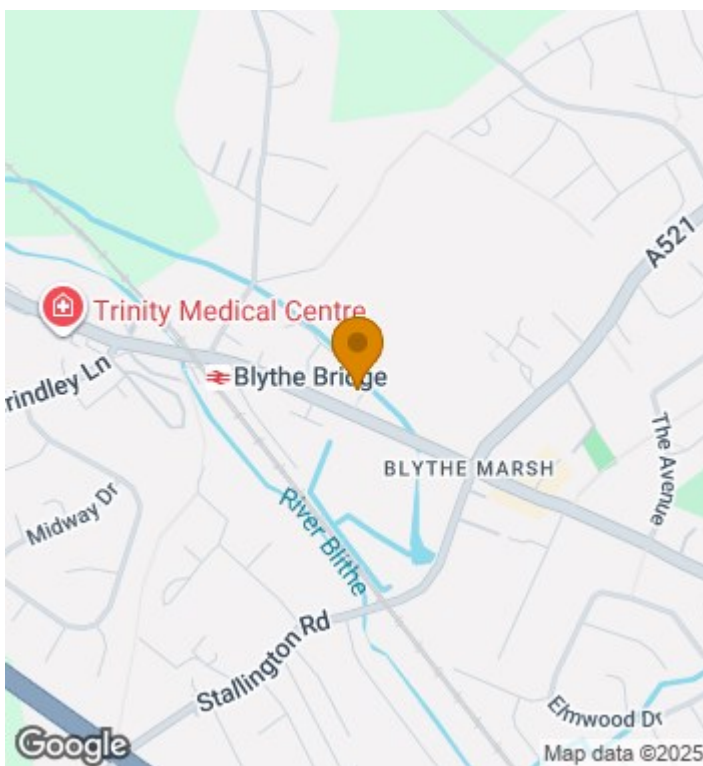


MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(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.

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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