

Austerberry™

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Estate Agents

Letting and Management Specialists



Broadway Court Broadway, Meir, Stoke-On-Trent, ST3 5PX

Auction Guide

£25,000

FOR SALE VIA ONLINE AUCTION ON MON 23rd Feb 1PM UNTIL TUES
24th Feb 1PM.

- Ground Floor Apartment
- Meir Town Centre Location
- Great Investment Opportunity

CONTACT TO ARRANGE VIEWINGS BY APPOINTMENT

- One Bedroom
- POTENTIAL RENT OF £600 PCM
- Ideal Location for Royal Stoke University Hospital, JCB and Bet365

FOR SALE VIA ONLINE AUCTION ON MONDAY 23rd
February AT 1PM UNTIL TUESDAY 24th February 1PM.

One Bedroom Ground Floor Apartment

CONTACT TO ARRANGE VIEWINGS BY APPOINTMENT

We welcome this ONE bedroom GROUND FLOOR
Apartment to Auction which holds a great investment
opportunity. Currently being SOLD vacant, this property is
ideal for first time investor or someone wanting to add to
their already successful portfolio.

The One BEDROOM Apartment has Hallway, lounge,
Kitchen, bathroom, bedroom.

This property is located in Meir Town Centre.
Ideal Location for Royal Stoke University Hospital, JCB
and Bet365.

POTENTIAL RENT OF £600 PCM

For more information call or e-mail us.



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ENTRANCE HALL

Composite front door. Fitted carpet. Radiator.

LOUNGE

14'0 x 11'5 (4.27m x 3.48m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire with back boiler.

KITCHEN

7'6 x 7'4 (2.29m x 2.24m)

Range of fitted wall cupboards and base units. Freestanding electric cooker. UPVC external door. UPVC double glazed window. Radiator. Plumbing for washing machine. Vinyl flooring.

BEDROOM

10'11 x 8'8 (3.33m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

White suite with electric shower over the bath, wash basin in vanity unit and wc. Tiled walls. UPVC double glazed window. Cupboard containing the hot water cylinder.





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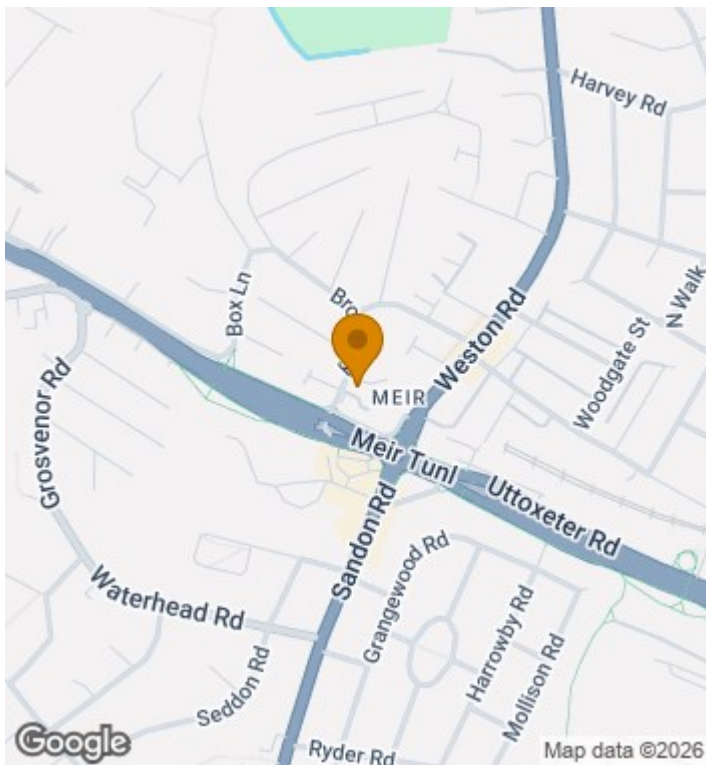
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	58	
(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.



Total area: approx. 40.2 sq. metres (432.7 sq. feet)

Plan produced by www.floorplansdirect.co.uk. We accept no responsibility for any mistake or inaccuracies contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are representations only and provided as a guidance tool, but not an exact replication of the property. Plan produced using Planit.

Flat 14, STOKE-ON-TRENT

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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