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ESTATE AGENTS & LETTINGS
Bob Gutteridge

Apartment 41, Lancashire Court Federation Road, Burslem, Stoke-On-Trent, Staffs, ST6 4HX







Leasehold £49,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable apartment, which is being sold with the added advantage of NO VENDOR UPWARD CHAIN! Set within well-maintained communal grounds, the property benefits from an allocated off-road parking space. In brief, the accommodation comprises entrance hall, useful utility cupboard, spacious open-plan fitted kitchen/lounge/dining room, two bedrooms and a Jack and Jill four-piece bathroom. The property is conveniently situated for access to local shops, schools and amenities, whilst also being well placed for local bus routes providing access throughout the Potteries.

Offering well-planned accommodation, allocated parking and the benefit of no vendor upward chain, this apartment is sure to appeal to a variety of purchasers, including first-time buyers and those looking to move up or down the property ladder.

Early viewing is recommended to avoid disappointment!

COMMUNAL ENTRANCE

With a communal entrance hall providing access to the lifts and apartments. Access to;







ENTRANCE HALL

With flat-panel front access door with inset peephole, power points, coat hooks, wall-mounted electric heater, and double doors reveal access to a built-in utility cupboard with plumbing for automatic washing machine, hot water cylinder, time clock, electricity consumer unit, and power points.





FITTED KITCHEN / LOUNGE / DINER 5.92m x 3.45m (19'5" x 11'4")

With Upvc double-glazed sliding patio door to rear opening onto a Juliet balcony, pendant light fitting, four-lamp spotlight fitting, heat detector, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, granite work surface with built-in four-ring electric hob unit with oven beneath and extractor hood above, stainless steel splashback, vinyl cushion flooring, space for fridge/freezer, two wall-mounted electric heaters, TV aerial connection point, BT telephone point subject to usual terms and regulations, and power points.







BEDROOM ONE 3.63m into wardrobe x 2.97m (11'11" into wardrobe x 9'9")

With Upvc double-glazed window to rear, pendant light fitting, wall-mounted electric heater, TV aerial socket, power points, and sliding doors reveal a built-in wardrobe providing ample domestic hanging and storage space. Door provides access off to:





BEDROOM TWO 2.84m reducing to 2.08m x 2.41m (9'4" reducing to 6'10" x 7'11")

With Upvc double-glazed window to rear, pendant light fitting, wall-mounted electric heater, and power points.





JACK & JILL FOUR PIECE BATHROOM 2.97m x 2.18m (9'9" x 7'2")

With extractor fan, enclosed light fitting, wall-mounted electric heater, electric shaver socket, a white suite comprising low-level dual-flush WC, pedestal sink unit, panelled bath with chrome mixer tap above, and walk-in shower enclosure with thermostatic direct-flow shower, together with ceramic splashback tiling and vinyl cushion flooring.





EXTERNALLY

MAINTAINED GROUNDS

This apartment is situated on maintained grounds and offers allocated off road parking for a vehicle.

Allocated Parking Is On A Lease With 59 Years Remaining On The Lease.



LEASEHOLD INFORMATION

Managed by: Sadlers Park Management Company
Lease Term: 250 Years from 1st January 2006
Lease Term Remaining: 229 Years
Ground Rent: £140.00 Per Annum
Service Charge Reviewed Annually: £1568.00 Per Annum

COUNCIL TAX

Band 'B' amount payable to City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES
Main services of electricity, water and drainage are connected.

VIEWING
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

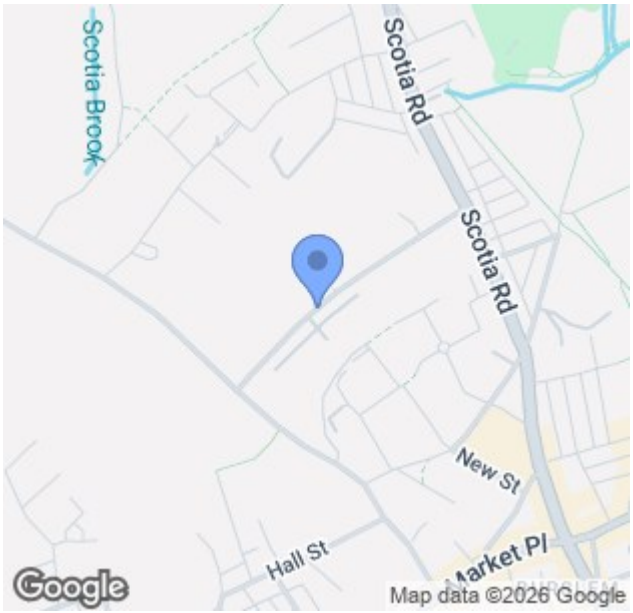
Federation Road, Stoke-on-trent

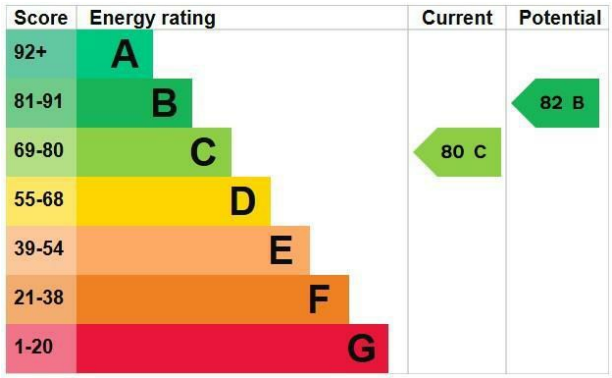


Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.