

Shaw's
& Company Estate Agents Ltd

Federation Road

Burslem, ST6 4HX

- A TWO BEDROOM APARTMENT
- 2nd FLOOR IMMACULATELY PRESENTED
- NO CHAIN
- IDEAL FIRST HOME OR BTL OPPORTUNITY
- WOULD RENT OUT AT £625-£650pcm
- PRICED TO SELL
- OPEN PLAN KITCHEN/ LOUNGE
- BATH/ SHOWER ROOM

Offers Over

£55,000





Lancashire Court, Federation Road, Burslem, Stoke-on-Trent







Property Description

INTRO

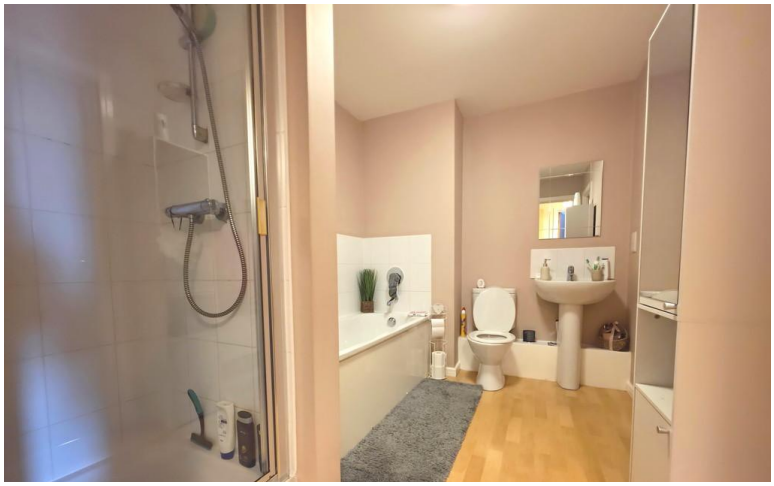
A second floor spacious two bedroom apartment, immaculately presented and with NO CHAIN! An ideal first home or BTL investment property (with rental potential of £625pcm to £650pcm) With easy access to the allocated parking to the front. Comprising; Entrance hallway, spacious lounge which opens into kitchen area, two bedrooms, and a bath/ shower room. Electrical heating with creda radiators, and UPVC double glazing. Leasehold Tenure. A nice outlook from the bedrooms and lounge. The property is located within easy access to the amenities of both Burslem and Tunstall, the road links nearby to the A500/ M6 and to the lovely and popular Westport Lake. Viewing by appointment, contact us today!

DIRECTIONS

Please use postcode ST6 4HX for Sat Nav/Google Maps. There is an open gated entrance and allocated parking per resident.









Please note this apartment is situated on the second floor of the building on the left hand side (Lancashire Court). Stair or lift access is available.

LEASEHOLD TENURE
Please note the Tenure is Leasehold. The property is managed by Fords Property Management.
Contact info: sadlersparkstoke@fordsrm.co.uk - 01619 281449

Term: 250 years from 1st January 2006 (229 years remaining) with 80 years (59 years left) for the parking lease.
Ground Rent £11.66 PCM (£140 Per annum)
Service Charge £130.67 PCM (£1,568 Per annum)

ACCOMMODATION

ENTRANCE HALL
12' 2" x 3' 10" (3.71m x 1.17m)
Intercom system. Heating controls. Electric radiator. Door to useful storage cupboard, also housing hot water cylinder and electrical consumer unit. Washing machine. Doors to all rooms.

BEDROOM ONE
13' 11" x 9' 9" (4.24m x 2.97m)
Window to the front. Creda radiator. Fitted wardrobes.

BEDROOM TWO
11' 4" x 7' 9" (3.45m x 2.36m)
Window to the front. Creda radiator.

BATH/ SHOWER ROOM
9' 9" x 7' 2" (2.97m x 2.18m)
A 'Jack and Jill' style bathroom with access from both the entrance hall and bedroom one. A panelled bath, and separate shower cubicle having mains pressured shower. Low level W.C and wash hand basin.

OPEN PLAN LOUNGE INTO KITCHEN
21' 6" x 11' 8" (6.55m x 3.56m)
An open plan lounge into kitchen area. A Juliet balcony offers a nice outlook to the front.

Kitchen comprising base and wall mounted cupboard units with worksurfaces, and splash back tiling. Oven/grill with electric induction hob, and extractor hood above. Single drainer sink unit. Tall standing fridge freezer. Spotlight track. Extractor fan. Tiled flooring.









PARKING

There is one official allocated parking space per apartment.

GARDENS

Communal gardens are situated to the side and rear of the building. Alternatively Westport Lake is within walking distance.

ADDITIONAL NOTES

This has a valid electrical safety certificate. The property's power, lighting and heating is all powered by electrics (There is no gas connection)

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .









LOCAL AUTHORITY
Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 82B Potential: 84B





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements