

Shaw's
& Company Estate Agents Ltd

Federation Road

Burslem, ST6 4HT

- A 4th FLOOR APARTMENT
- TWO BEDROOMS
- VIEWS TO THE FRONT, SIDE & REAR
- NO CHAIN
- WELL PRESENTED & READY TO MOVE INTO
- OPEN PLAN LOUNGE TO KITCHEN
- BATH/ SHOWER ROOM
- EASY ACCESS TO AMENITIES NEARBY

£57,500





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







Property Description

INTRO

A FOURTH floor spacious apartment, beautifully presented with far reaching views and outlook to the front, side and rear - Also available with NO CHAIN! An ideal starter home to get on the ladder, or investment property (potentially achieving £650pcm) and with easy access to your allocated parking at the side. 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. 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. A lovely, quiet apartment situated on the rear corner, with lots of natural light, ready to move into. Do not hesitate to contact us to get your viewing booked immediately before it flies away!









DIRECTIONS
Please use postcode ST6 4HT for Sat Nav/Google Maps. There is an open gated entrance and plenty of parking available for residents and guests.

Please note this apartment is situated on the fourth floor of the building on the left hand side (Manchester Court). Stair or lift access is close by, but not too close!

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' x 4' (3.66m x 1.22m)
Intercom system. Heating controls. Electric radiator. Door to useful lit storage cupboard, also housing hot water cylinder and electrical consumer unit. Washing machine/ dryer included. Doors to all rooms.

LOUNGE/ OPEN PLAN KITCHEN
19' 5" x 11' 2" (5.92m x 3.4m)
An open plan lounge into kitchen area. Window to the rear overlooks a pleasant grassy bank with well established trees and shrubs and the Juliet balcony to the side has a nice outlook and view also to the front, providing plenty of natural light.

The kitchen comprises base and wall mounted cupboard units with easy care worksurface and a discrete acrylic splashback. Oven/grill with electric induction hob, and extractor hood above. Single drainer stainless steel sink unit. Tall free- standing fridge freezer included in the sale. Spotlight track. Extractor fan. Vinyl flooring.

BEDROOM ONE
12' x 9' 9" (3.66m x 2.97m)
Window to the side, electric radiator. In-built wardrobes to one wall, with sliding doors and shelf over hanging rail.









BATHROOM
10' 0" x 7' 1" (3.05m x 2.16m)
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 and useful fittings.

BEDROOM TWO
9' 7" x 8' (2.92m x 2.44m)
Window to the side, electric radiator.

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
The property benefits from no upward chain. This has a valid electrical safety certificate, and external wall certificate. The property's power, lighting and heating is all powered by electrics, with day and night tarrifs (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 included 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.

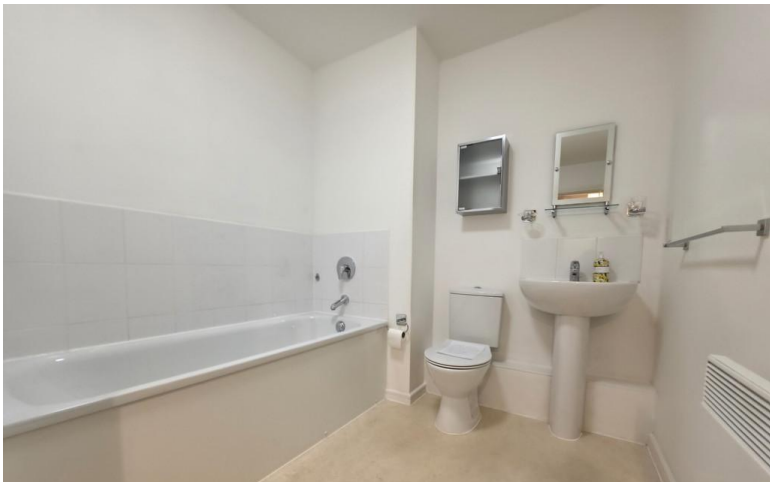
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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 B

EPC RATING

Current: 79C Potential: 85B









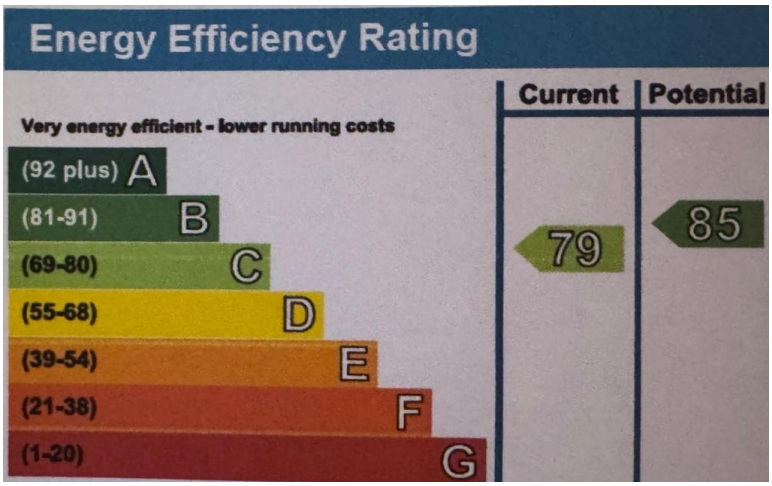











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
79
85

Apartment 57 Manchester court



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floor Plan Creator

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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