Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

Maryfield Walk Penkhull Newcastle Under Lyme ST4 5JW







Offers In Excess Of £70,000

24 Millrise Road ◆ Milton ◆ Stoke on Trent ◆ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk

Maryfield Walk, Penkhull, Newcastle Under Lyme, ST4 5JW

A one bedroomed flat , a wonderful find, with comfort and opportunity combined.
Close to Royal Stoke Hospital , perfectly placed.
For tenants and investors , a home to embrace
Open-plan living , bright and inviting , a space that feels warm , relaxed and exciting.
A bedroom designed for peaceful nights , and allocated parking another delight
For investors seeking a rental return, this kind of property worth a learn
With strong rental potential and location in demand , it could be a smart addition to your investment plan.
Or perhaps your looking to slow things down , a retirement retreat away from the bustle of town.
Low maintenance living , convenient and bright , a cosy one-bedroom home that feels just right.
Whether investment is what you have in mind , or somewhere to retire , comfortable and refined
This appealing flat offers a chance to own , a practical welcoming place to call home
CURRENTLY LET AT £620 PCM

Lounge
UPVC entrance door and window to the front , newly fitted carpet , electric heater.

Open-Plan Kitchen / Lounge /Diner
UPVC double glazed window to the rear , stainless steel sink unit housing a range of eye and base units with work tops over , built in oven and hob with extractor fan over , plumbing for washing machine.

Hallway
Airing cupboard , door to rear.

Bedroom
UPVC double glazed window to the front , storage cupboard , electric heater.



Bathroom
Window to the side , White suite comprising of panelled bath with shower over , low level WC and pedestal wash hand basin. Part tiled walls

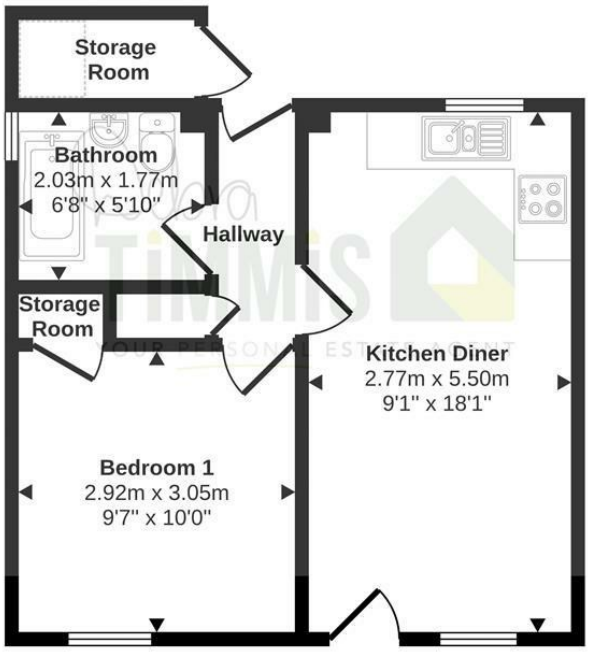


External
To the front of the property is a small landscaped garden and two allocated parking spaces. the rear has a communal cupboard housing electric meters and storage.

Agents Notes
Vendor has advised the length of the lease is approx 60 years. The lease can be extended to 120 years this would be an additional cost of around £13,498 plus legal fee's Interested parties must make their own enquiries as this is subject to change.
The service charge is currently £60 PA , this could be subject to change so will need to be confirmed during the legal process.


Debra
TIMMIS
YOUR PERSONAL ESTATE AGENT

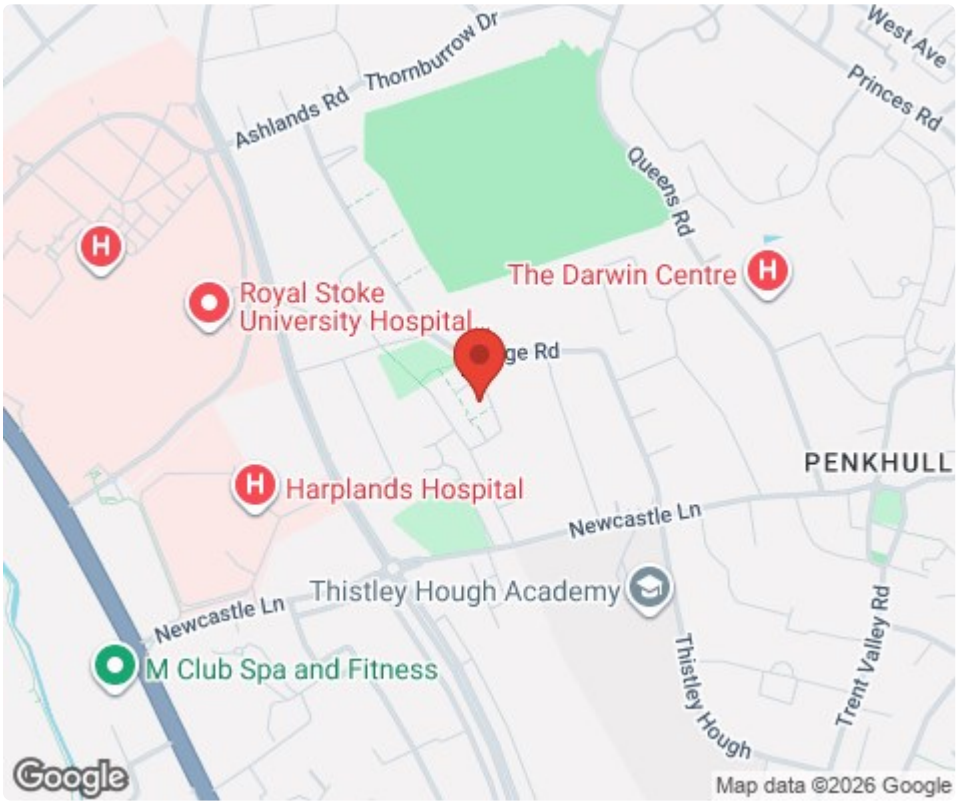
Approx Gross Internal Area
34 sq m / 371 sq ft



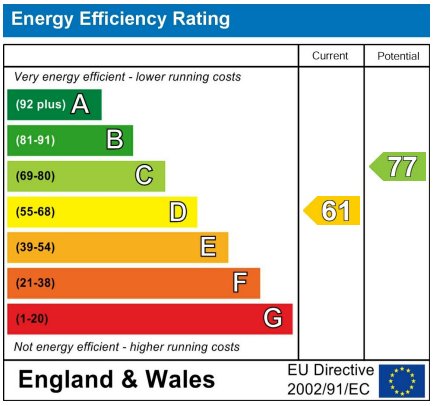
Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Leasehold
Council Tax Band: A



Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property