



**Federation Road
Burslem, ST6 4HT**

- A GROUND FLOOR FLAT/ APARTMENT
- ONE BEDROOM
- NO CHAIN, BEAUTIFULLY UPDATED
- ALL NEW ELECTRIC RADIATORS
- ENTRANCE, LOUNGE INTO OPEN KITCHEN
- MODERN SHOWER ROOM
- EASY ACCESS TO PARKING
- IDEAL LOCATION TO NEARBY SHOPS

£59,950





Property Description

INTRO

A beautifully updated ground floor apartment, new on the market and with NO CHAIN! An ideal starter home to get on the ladder, or investment property (potentially achieving £575/£600pcm) and with easy access to the parking to the front. Comprising: Entrance hallway, spacious lounge with feature electric fire, opens into kitchen area, one bedroom, and a newly fitted stunning shower room. Electrical heating with all modern fitted Blyss radiators, and UPVC double glazing. Newly fitted blinds and curtains included. 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. Viewing by appointment, contact us today!

DIRECTIONS

Please use postcode ST6 4HX 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 ground floor, of the building on the far right hand side (Manchester Court).

LEASEHOLD TENURE

Please note the Tenure is Leasehold. The property is managed by Fords Property Management.

Term: 250 years from 1st January 2006 (230 years remaining)

Ground Rent £11.66 PCM (£140 Per annum)

Service Charge £130.66 PCM (£1,567.92 Per annum)



ACCOMMODATION

GROUND FLOOR FLAT

Communal entrance door. The hall leads to the left hand side, where the apartment can be found on the left hand side, number 14.

ENTRANCE HALL

Intercom system. Heating controls. Electric radiator. Door to useful storage cupboard, also housing hot water cylinder and electrical consumer unit. Hot point washing machine, an Indesit condenser dryer, are both included in the sale. Doors to all rooms.



LOUNGE

15' 6" x 11' 5" (4.72m x 3.48m)

A spacious lounge, with window to the front. Newly fitted electric fire with feature surround. Electric radiator.

Multiple power sockets and BT connection. Newly fitted blind and curtain. Open plan to the kitchen area.

KITCHEN

8' 0" x 6' 1" (2.44m x 1.85 m)

Comprising base and wall mounted cupboard units with worksurfaces, and newly fitted splash back tiling. Newly fitted Belling oven/grill with electric induction hob, and extractor hood above. Single drainer sink unit. Tall standing fridge freezer included in the sale. Spotlight track. Extractor fan. Tiled flooring.



BEDROOM

11' 1" x 9' 10" (3.38m x 3m)

Window to the front, electric radiator. Newly fitted blind and curtain. Sliding wardrobe to one side. Multiple power sockets and BT connection



SHOWER ROOM

7' 9" x 6' 5" (2.36m x 1.96m)

A beautifully updated modern suite - With separate enclosed shower cubicle having mains pressured shower, low level W.C and wash hand basin with vanity cabinet. Mirror unit. White towel radiator. Part tiled walls and tiled flooring. Extractor fan.

EXTERNALLY/ PARKING

There is one official allocated parking space per resident, however we always find an abundance of free parking spaces for residents and guests.

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. 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

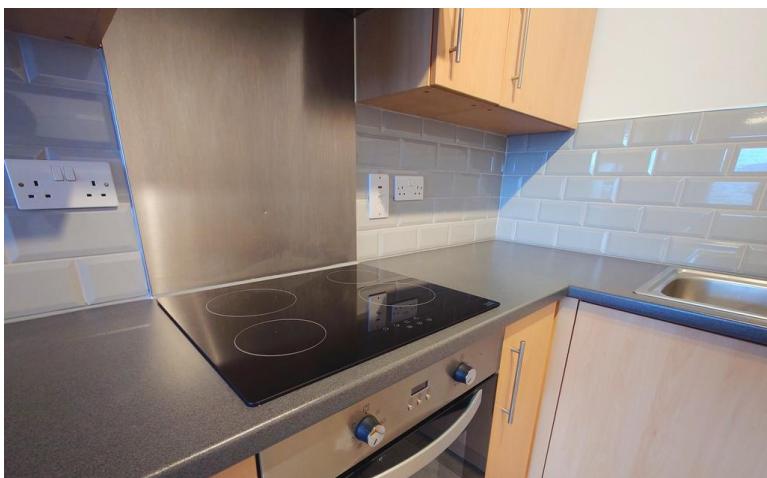
FIXTURES AND FITTINGS

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 be 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 .

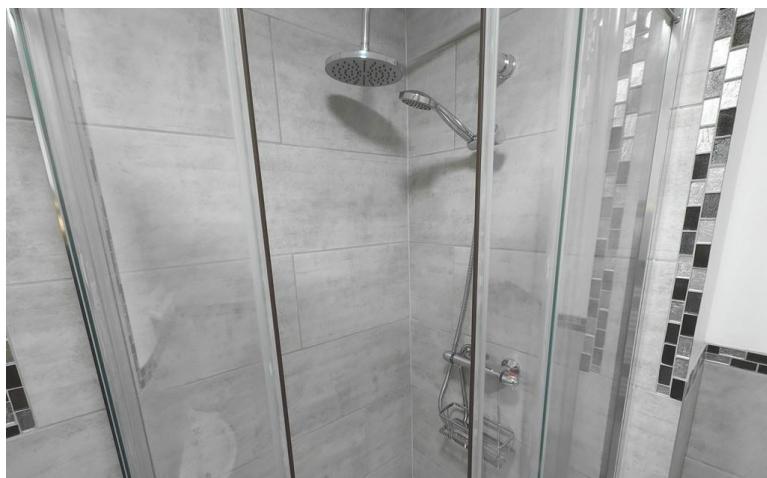
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 74C Potential: 80C





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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 and 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