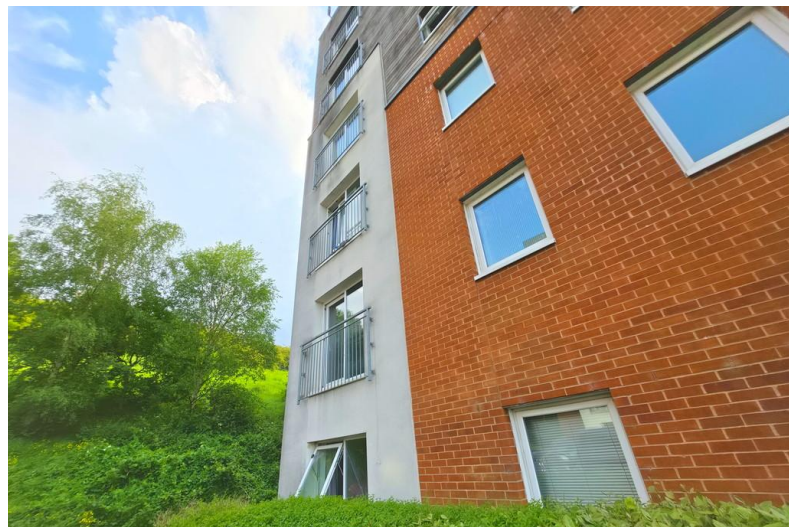


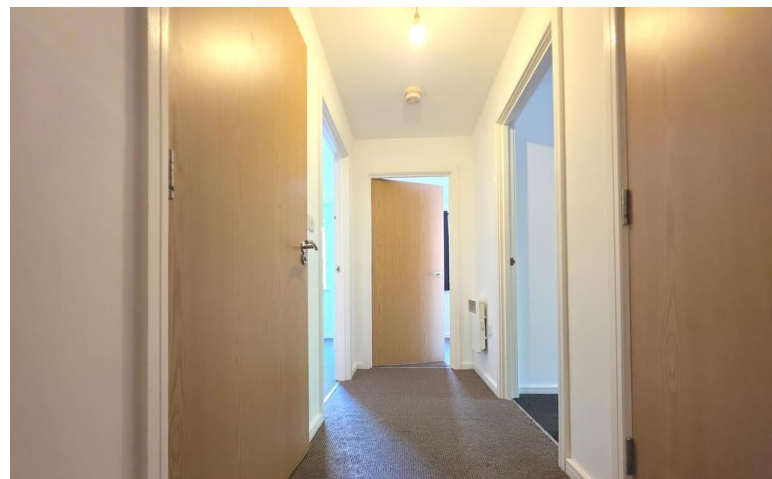


**Federation Road**  
**Burslem, ST6 4HT**

- A FIRST FLOOR FLAT/ APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE INTO OPEN PLAN KITCHEN
- BATH/ SHOWER ROOM
- EASY ACCESS TO PARKING
- FURTHER POTENTIAL TO IMPROVE
- NO CHAIN
- ROAD LINKS TO A500/A50 & M6 & WESTPORT LAKE NEARBY

**£59,950**





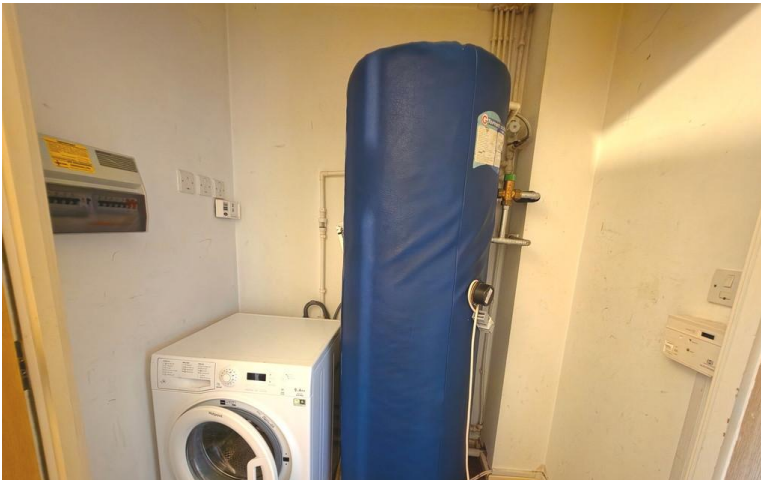
## Property Description

### INTRO

A first floor spacious apartment, new on the market and with NO CHAIN! An ideal starter home to get on the ladder, or investment property (potentially achieving £650pcm) and with easy access to the parking to the front. Comprising; Entrance hallway, spacious lounge which opens into kitchen area, two bedrooms, and a bath/shower room. Electrical heating with creed 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. Further potential to update and improve. 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 first floor, of the building on the right hand side (Manchester 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@fordsrpm.co.uk](mailto:sadlersparkstoke@fordsrpm.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 £120 PCM (£1,440 Per annum)

#### ACCOMMODATION

##### 1ST FLOOR APARTMENT

##### ENTRANCE HALL

12' 1" x 4' (3.68m x 1.22m)

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.



##### LOUNGE/ KITCHEN

19' 4" x 11' 2" (5.89m x 3.4m)

An open plan lounge into kitchen area. A Juliet balcony to the front, and window to the side, provide plenty of natural light.

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 included in the sale. Spotlight track. Extractor fan. Tiled flooring.



##### BEDROOM ONE

11' 11" x 9' 9" (3.63m x 2.97m)

Window to the front, radiator. Wardrobes with sliding door.

##### BEDROOM TWO

9' 5" x 7' 11" (2.87m x 2.41m)

Window to the front, radiator.



##### BATH/ SHOWER ROOM

9' 9" x 7' 2" (2.97m x 2.18m)

A panelled bath, and separate shower cubicle. Low level W.C and wash hand basin.



#### 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. 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 .

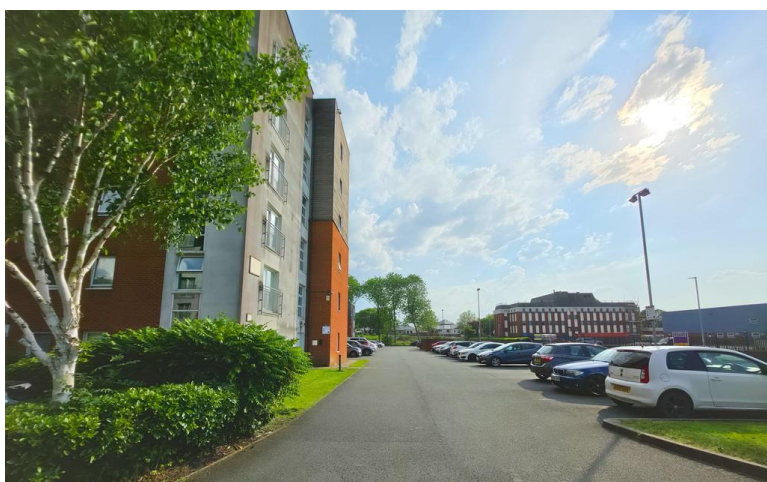




LOCAL AUTHORITY  
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)  
Current: 71C Potential: 84B



43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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