

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Foley Court Watery Lane, Normacot, Stoke-On-Trent, ST3 4QY

Auction Guide

£30,000

- GROUND FLOOR FLAT

- One Bedroom
- Fitted Kitchen
- Combi Boiler

- FOR SALE BY AUCTION ON MON 10th AUG AT 1PM UNTIL TUES 11th AUG AT 1PM

- CONTACT US FOR VIEWING ARRANGEMENTS
 - White Bathroom Suite
 - UPVC Double Glazing

ONE BED GROUND FLOOR FLAT

FOR SALE BY AUCTION ON MONDAY 10th AUGUST AT 1PM UNTIL TUESDAY 11th AUGUST AT 1PM.

CONTACT FOR VIEWING ARRANGEMENTS

A Ground floor flat!

Whether you are looking for a compact property to live in or are an investor looking for a buy to let property, may we suggest that Flat 2 Foley Court represents an excellent opportunity!

This very presentable ground floor flat is within a small block in a convenient location close to Longton Cottage Hospital. It has one bedroom, a nicely fitted kitchen with integrated oven and hob, a white bathroom suite, gas central heating from a combi boiler and a pleasant lounge as well as UPVC double glazing throughout. There is also parking to the front of the flat.

For more information call or e-mail us.





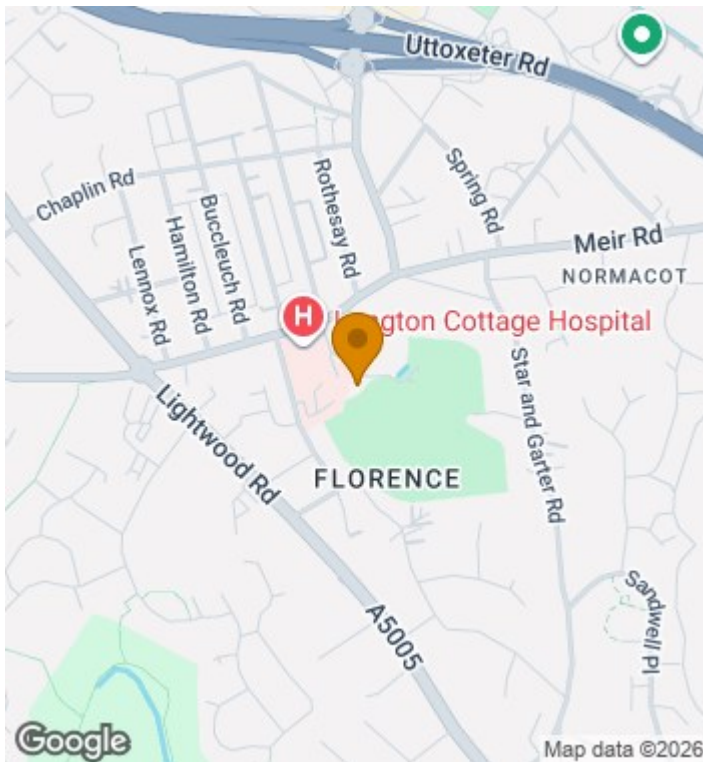


MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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