



**The Place, 72-74 Corporation Street
Stoke, ST4 4AY**

- A 3RD FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LOVELY VIEWS
- NO CHAIN
- OPEN PLAN LOUNGE/ KITCHEN
- BATHROOM
- ONE ALLOCATED PARKING SPACE
- PARK BEHIND & EASY ACCESS TO USEFUL ROAD LINKS

£89,950





Property Description

INTRO

A nicely presented and spacious THIRD FLOOR apartment/ flat with NO CHAIN! An ideal starter home to get on the ladder, or investment property (potentially achieving £750pcm/ £800pcm) and with some surprising lovely views from the top floor! Comprising communal secure entrance and to the flat: Entrance hallway, TWO DOUBLE BEDROOMS, bathroom, and spacious lounge/ open plan kitchen. One allocated parking space. Electrical heating with all Creda radiators, a very well insulated building, and UPVC double glazing. Newly fitted blinds and curtains included. Leasehold Tenure. The property benefits from having a family park behind, and is within easy access to the amenities of Stoke with access to nearby road links of A50/ A500/ M6/ M1. Viewing by appointment, contact us today!

DIRECTIONS

Use postcode ST4 4AY for Sat Nav/ Google maps. From the B5041 London Road, turn into Corporation Street, where 'The Place' can be found on the left hand side, as identified





by our For Sale sign.

LEASEHOLD TENURE

The lease was 125 years from 2005. So 104 years remaining.

The grounds rent is £50.00 per month.

The service charges are £1,320.22 per annum

3RD FLOOR FLAT

ACCOMMODATION

COMMUNAL ENTRANCE

Intercom access and locked front door to the communal entrance. Staircase to the flat.

ENTRANCE HALL

An 'L' shaped entrance hall. Intercom. Creda radiator. Door to store cupboard housing hot water cylinder tank.

BEDROOM ONE

15' 5" x 8' 9" (4.7m x 2.67m)

Window to the side, with nice outlook. Creda electric radiator. Fitted wardrobes.



BEDROOM TWO

10' x 9' 4" (3.05m x 2.84m)

Window to the side. Creda electric radiator. Fitted wardrobes.



BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m)

Suite comprising panelled bath, and mains pressured shower. Low level W.C. Wash hand basin with vanity cabinet below. Part tiled wall. Cushion flooring. Radiator. Mini heater. Extractor fan.

LOUNGE

16' 6" x 8' 9" (5.03m x 2.67m)

An open plan living room into kitchen area. In the lounge section, window to the side with a far reaching view. Creda radiator.



KITCHEN

10' 1" x 9' 7" (3.07m x 2.92m)

Comprising base and wall mounted cupboard units with splash back tiles. Single drainer sink unit, with window to the side with a nice view. Electric oven/ grill with induction hob, and fitted extractor above. Cushion flooring. Creda radiator. Space for a tall standing fridge/ freezer and space/ plumbing for a washing machine?



EXTERNALLY

PARKING

There is one allocated parking space per resident.

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: 77C







compton
property
management

THIS BUILDING IS MANAGED BY:
COMPTON PROPERTY MANAGEMENT LTD

Contact:
Jean Jones
01792 315 458
jjones@comptongroup.com

Christopher Evans
01792 315 485
chris@comptongroup.com

EMERGENCY OUT OF HOURS CONTACT DETAILS:
IN THE EVENT OF A GENUINE EMERGENCY THAT REQUIRES OUT OF OFFICE HOURS ACTION, PLEASE CONTACT:
COMPTON PROPERTY MANAGEMENT HELPLINE:
0345 601 8374

if fire breaks out in
 > leave the room when
 > tell everyone in your
 > do not stay behind
 > if there is a lift - do not
 > wait outside away fr
 > call the Fire Service

if you see or hear o
 > the building is design
 This means it will use
 the fire is elsewhere
 > you must also leave
 or if you are told to lea
 > if there is a lift - do not
 > if you are in doubt - g

to call the Fire Ser
 > dial 999 or 112
 > when the operator an
 fire
 > when the Fire Service
 > do not end the call un
 correctly

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

www.shawsandco.co.uk
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