



Lock Keepers Way | Hanley | Stoke-on-Trent | ST1 3NS

£75,000

STYLISH MODERN ONE BEDROOM, GROUND FLOOR APARTMENT, GREAT LOCATION.

This very well presented and deceptively spacious apartment occupies a pleasant Canal side position within a much sought after modern development on the periphery of the City Centre. Local amenities, commuter and transport networks are all within easy reach. The accommodation comprises, open plan living area with fitted kitchen, one double bedroom and a bathroom fitted with a white modern suite. Externally there are two allocated parking spaces and a communal decking area with views over the canal.

No upward chain, viewings are strongly recommended.



## Property Description

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### OPEN PLAN LIVING AREA

22' 11" x 9' 3" (extending to 12' 9") (6.99m x 2.82m) Fitted with a range of modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and stainless steel extractor hood. Integral fridge freezer and washer/dryer. Electric wall heater, wood effect laminate flooring, television point, composite entrance door and upvc double glazed windows.

### BEDROOM

14' 10" x 9' 6" (4.52m x 2.9m) Double bedroom with electric wall heater, television point and upvc double glazed windows.

### BATHROOM

Fitted with a modern white three piece suite comprising panelled bath with mixer shower above, vanity wash hand basin and low level w/c. Heated towel rail, tiled splash backs and airing cupboard with storage.

### EXTERIOR

Externally there are two allocated parking spaces and a communal decking area with canal side views.

## AGENTS NOTES

This is a leasehold property. We have been advised by the current owner that the term of the lease is 125 years from 2006 and the following charges apply:

Ground Rent £135 per annum

Service Charge £737.52 per annum

We recommend all interested parties should clarify the above with their solicitor.

## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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