

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 The Parks, , Stoke-On-Trent, ST4 8JQ

£120,000

- An Apartment At Trentham
  - Neutral Decoration
  - Juliet Balcony
  - Combi Boiler
- Two Bedrooms
  - Generous Room Sizes
  - UPVC Double Glazing
  - Residents Parking

A rare opportunity in Trentham!

This two bedroom apartment is located at The Parks in Trentham and offers great value for money for investors, first time buyers and owner occupiers!

With neutral presentation throughout this property is ready for you to put your own stamp on it. The room sizes are generous, the bathroom has a shower over the bath and there's even a Juliet balcony!

Gas central heating is from a combi boiler and there's UPVC double glazing. You'll even find residents parking to the rear of the block.

Available with no chain, contact us without delay!



## ENTRANCE HALL

Entry phone. Fitted carpet. Timber internal entrance door. Radiator. Storage cupboard with shelves. Access to the loft.

## BEDROOM ONE

9'2 x 8'10 (2.79m x 2.69m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Feature panelled walls. Fitted wardrobes.

## BEDROOM TWO

8'10 x 7'10 (2.69m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

8'10 x 5'6 (2.69m x 1.68m)

Pale suite with shower over the bath, wc and pedestal wash basin. Fully tiled walls. UPVC double glazed window. Radiator. Vinyl flooring.

## OPEN PLAN LIVING/DINING ROOM

22'1 x 10'5 (6.73m x 3.18m)

Fitted carpet. Two radiators. UPVC double glazed window with a Juliet balcony. Open archway into the...

## KITCHEN

8#8 x 7'1 (2.44m#2.44m x 2.16m)

Range of wall cupboards and base units in a cottage style cream colour with an integrated electric oven and gas hob. Plumbing for washing machine. Gas combi boiler. UPVC double glazed window. Tiled splashback and tiled flooring.

## OUTSIDE

There is allocated parking and communal gardens.

## TENURE

There is a 999 year lease from 18 March 2003.

The current service charge is £1950 per annum.

There is no charge payable in respect of ground rent.





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**MATERIAL INFORMATION**

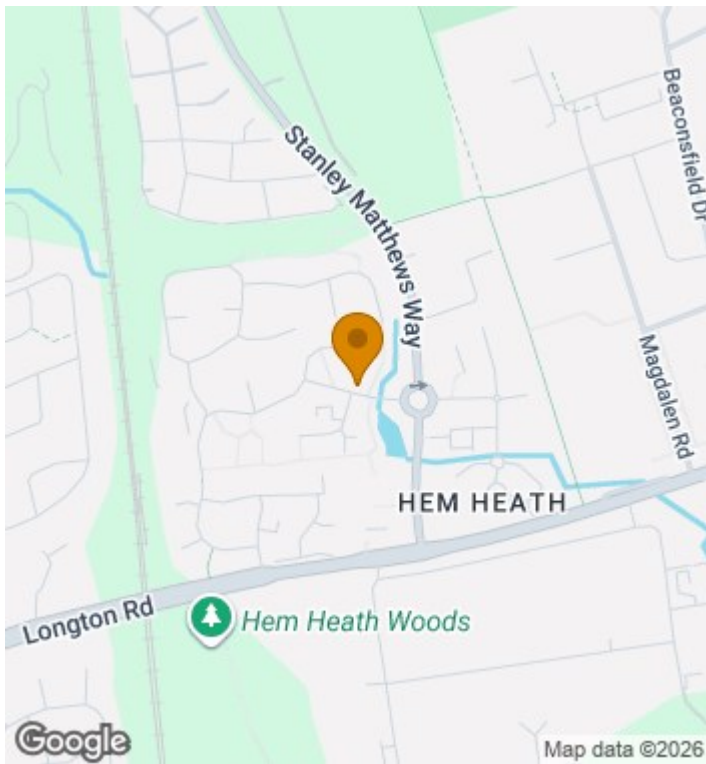
Tenure - Leasehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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