

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Glebedale Court Glebedale Road, Fenton, Stoke-On-Trent, ST4 3LT

£90,000

- Second Floor Apartment
- Generous Sized Lounge
- White Bathroom Suite
- Electric Heating
- Two Bedrooms
- Fitted Kitchen
- Double Glazing
- Residents Parking

Situated on the second floor of the popular Glebedale Court development in Fenton, this well-proportioned two-bedroom apartment offers spacious, low-maintenance accommodation in a convenient location.

The property comprises a welcoming entrance hallway leading to a bright and generously sized lounge, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. The apartment benefits from double glazing, electric heating, secure communal access and residents' parking.

Ideally positioned close to a range of local amenities, shops, schools and excellent transport links, including the A50 and A500, the property is perfectly suited to first-time buyers, downsizers or buy-to-let investors alike.

Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer! Call or e-mail us to request your viewing.



ENTRANCE HALL

Timber front door. Laminate flooring. Storage heater. Store cupboard containing the hot water cylinder.

LIVING ROOM

18'3 x 14'3 max, 11'2 min (5.56m x 4.34m max, 3.40m min)

Laminate flooring. UPVC double glazed window. Storage heater. Electric fire.

KITCHEN

9'7 x 9'7 max, 6'5 min (2.92m x 2.92m max, 1.96m min)

Vinyl flooring. UPVC double glazed window. Range of wall cupboards and base units with an integrated oven and hob. Tiled splashback.

BATHROOM

6'5 x 5'6 (1.96m x 1.68m)

Vinyl flooring. Bath with shower over, wash basin and wc. Extractor. Part tiled walls.

BEDROOM ONE

12'4 x 9'1 (3.76m x 2.77m)

Laminate flooring. UPVC double glazed window. Storage heater. Fitted wardrobes and drawers.

BEDROOM TWO

12'4 x 7'7 (3.76m x 2.31m)

Laminate flooring. UPVC double glazed window. Storage heater. Fitted wardrobes.

OUTSIDE

There are unallocated parking spaces at the front of the flats and communal gardens.

TENURE

There is a 999 year lease from 3 February 2003

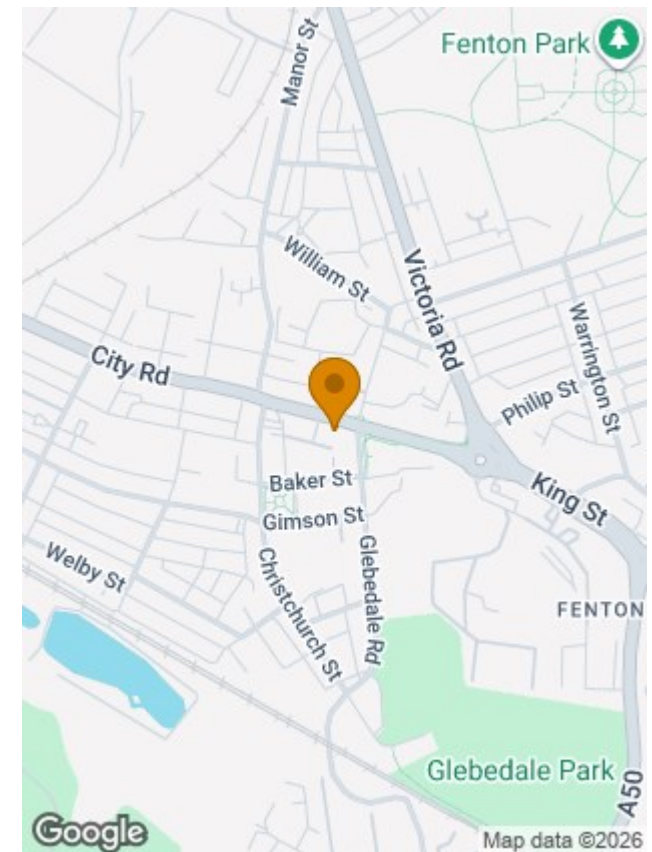
The current service charge is £90 per month.

There is also a charge of £50 per annum in respect of ground rent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	



MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - B



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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