

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Hartley Court, Cliffe Vale, Stoke-On-Trent, ST4 7GG

£95,000

- A Second Floor Flat
- Open Plan Living Area
- Electric Heating
- White Bathroom
- Two Bedrooms
- Very Convenient Location
- Double Glazing
- Residents Car Park

AN IMPRESSIVE SECOND FLOOR FLAT!

Located within the prestigious conversion of the old Twyford Factory at Etruria and a second floor flat which offers spacious accommodation in an interesting and convenient location!

Featuring an open plan living area, two bedrooms and a bathroom with a white suite as well as electric heating and double glazing.

For more information call or e-mail us.



GROUND FLOOR

Communal hallway with entry phone system. Stairs leading to the second floor.

SECOND FLOOR

ENTRANCE HALL

Entry phone. New fitted carpet. Electric radiator. Utility cupboard with hot water cylinder and plumbing for washing machine (washing machine is to remain within the property but not included in the let).

OPEN PLAN LIVING AREA

17'10" x 17'1" max (5.44 x 5.21 max (5.43 x 5.20))

New fitted carpet. Two electric radiators. Impressive original arched double glazed windows with fitted roller blinds.

KITCHEN AREA

Vinyl flooring. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, cooker hood and under oven. Single drainer stainless steel sink unit. Spotlight fitting. Fridge freezer (to remain within the property but not included in the let).

BEDROOM ONE

13'10" x 9'6" max (4.22 x 2.90 max (4.21 x 2.89))

New fitted carpet. Electric radiator. Double glazed window with fitted vertical blinds.

BEDROOM TWO

11'9" x 7'3" min (3.58 x 2.21 min)

New fitted carpet. Electric radiator. Double glazed window with fitted vertical blinds.

BATHROOM/WC

7'3" x 5'9" (2.21 x 1.75)

White suite to include a panelled bath with shower and screen over, pedestal wash basin and low level wc. Electric towel rail radiator. Part tiled walls.

OUTSIDE

Residents car park.

TENURE

There is a 250 year lease from 1 March 2007

The current service charge is £2148 per annum.

There is also a charge of £150 per annum in respect of ground rent.





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MATERIAL INFORMATION

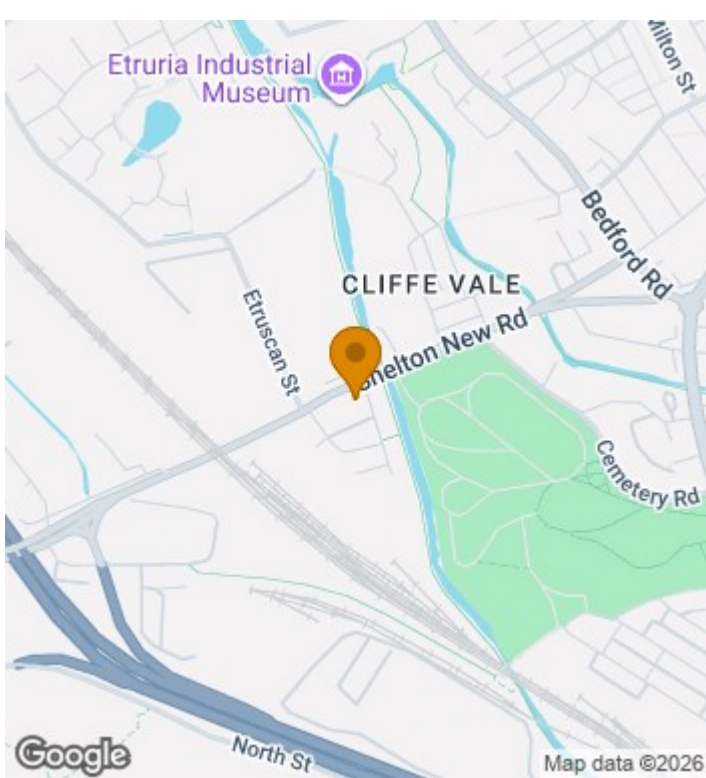
Tenure - Leasehold

Council Tax Band - B



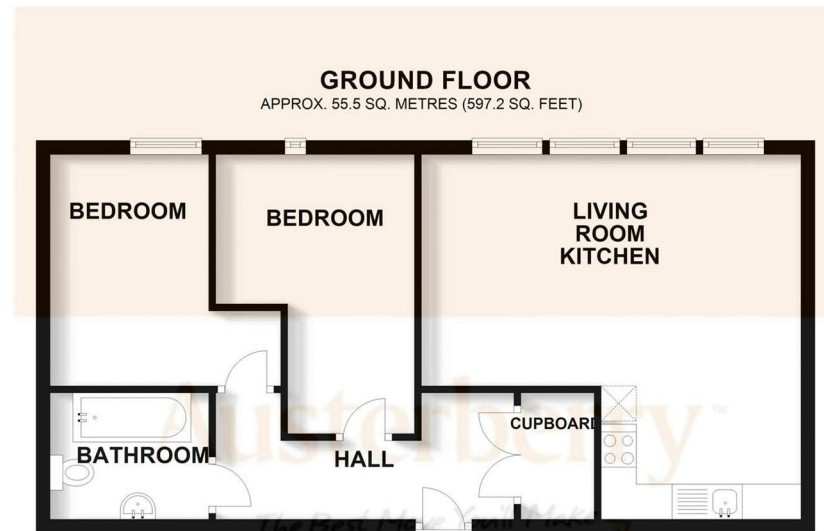
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



TOTAL AREA: APPROX. 55.5 SQ. METRES (597.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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