



Federation Road | Burslem | Stoke-on-Trent | ST6 4HT

£40,000

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY. NO UPWARD CHAIN.

This deceptively spacious, modern two bedroom first floor apartment is situated in a popular residential location and offers excellent access to local amenities, commuter and transport networks. The accommodation comprises, entrance hall, open plan living area lounge/kitchen/diner, two double bedrooms and a bathroom. Electric heating, upvc double glazing and allocated parking. No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Entrance door, utility cupboard with plumbing for a washing machine.

OPEN PLAN LIVING AREA

20' 4" x 14' (6.2m x 4.27m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Two electric wall heaters, upvc double glazed windows and French doors leading to a Juliet balcony.

MASTER BEDROOM

11' 4" x 10' 2" (3.45m x 3.1m) Fitted wardrobe, electric wall heater and upvc double glazed window.

BEDROOM TWO

12' 1" x 8' 11" (3.68m x 2.72m) Electric wall heater and upvc double glazed window.

BATHROOM

Four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level w/c. Electric wall heater and extractor fan.

EXTERIOR

Allocated parking space (Number 90)

AGENTS NOTES

This is a leasehold property, we are currently awaiting confirmation of service charge and ground rent fees.

The Lease is 250 years from 1st Jan 2006.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

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Newcastle

Staffordshire

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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