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the best move you'll make

Estate Agents

Letting and Management Specialists



Foley Court Watery Lane, Lightwood, Stoke-On-Trent, ST3
4QY

£80,000

- A Delightful Ground Floor Flat
- Delightful Garden To Side And Rear
- UPVC Double Glazing
- Large Residents Car Park
- One Double Bedroom
- Gas Central Heating
- Virtually Brand New Fitted Kitchen
- Impressive Decoration And Presentation

Flat 1 Foley Court is a delightful ground floor flat in a small purpose-built block consisting of only four flats.

There is a residents car park at the front of the block and this property is unusual in that it has its own private garden area to the side and rear and is adjacent to woodland.

The kitchen has just been totally refitted with an excellent range of wall cupboards and base units and the the standard of decoration and presentation throughout the property is particularly impressive.

There is UPVC double glazing throughout the property as well as gas central heating from a modern boiler. The location of the flat makes it particularly desirable and impressive and certainly ideal either for single people, a couple or indeed buy-to-let investors.

For more information call or e-mail us.



ENTRANCE HALL

Stable type front door. Laminate look vinyl flooring. Airing cupboard with insulated hot water cylinder.

LOUNGE

13'6 x 9'6 (4.11m x 2.90m)

Laminate look vinyl flooring. Radiator. UPVC double glazed bay window. Feature fireplace with tiled hearth and living flame effect electric fire. Fitted shelving. Storage cupboard. Space for a table and chairs.

KITCHEN

8'11 x 5'11 (2.72m x 1.80m)

Virtually brand new! Featuring a complete range of wall cupboards and base units with a high gloss white finish and soft close doors and drawers. Concealed Glow Worm gas central heating boiler. Plumbing for washing machine. UPVC double glazed window. Radiator.
N.B. We understand that the appliances can be available to buyers.

DOUBLE BEDROOM

9'6 x 8'10 (2.90m x 2.69m)

Laminate look vinyl flooring. Radiator. UPVC double glazed window. Fitted shelves.

BATHROOM/WC

6'6 x 5'11 (1.98m x 1.80m)

Laminate look vinyl flooring. Pale coloured suite with shower mixer taps to the bath. Part tiled walls. Radiator.

OUTSIDE

There is a large residents car park to the front of Foley Court whilst to the side and rear of this flat there is a surprisingly large patio and garden area adjacent to woodland.. There is also outdoor lighting and an outside tap.

TENURE

We are advised by the vendor that there is a 125 year lease from 11 November 1988.

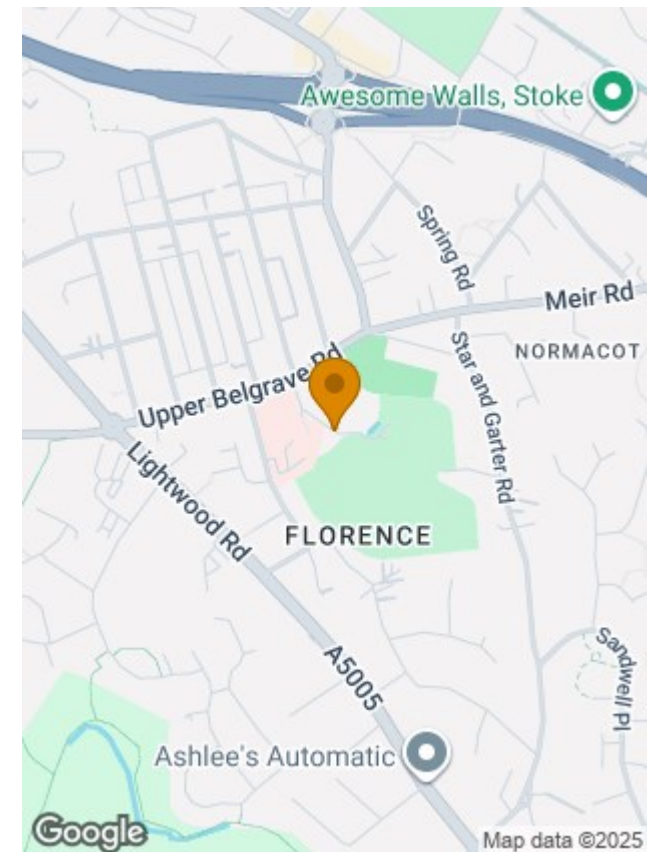
The annual service charge payable is £50.

There is also a charge of £60 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		75
(55-68) D	63	
(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 - Freehold

Council Tax Band - A

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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