



ESTATE AGENTS

... the key to a successful move



Lock Keepers Way, Hanley, Stoke-On-Trent, ST1 3NS

**Offers in the
region of £75,000**

- * Excellent Opportunity for FTB or Investor
 - * Popular Residential Location
- * Excellent Access to Local Amenities
 - * Modern Contemporary Living

w: www.keysestateagents.co.uk

Lock Keepers Way, Hanley, Stoke-On-Trent, ST1 3NS

ACCOMMODATION

DESCRIPTION

IDEAL STARTER HOME OR INVESTOR OPPORTUNITY This stylish one bedroom Ground Floor Apartment is ideal for first time buyers or Investors who are looking to get onto the property ladder or add to their property portfolio. Located with walking distance to Hanley City Centre with excellent commuter links. This spacious one bedroom apartment is ready for a new owner and the accommodation comprises an open plan living space with modern fitted kitchen a double bedroom and contemporary bathroom. Externally the property benefits from an allocated parking space and a rare feature of an allocated section of canal-side decking!

GROUND FLOOR

OPEN PLAN LIVING/KITCHEN 22'7" x 12'5" (6.9m x 3.8m)



Kitchen Area

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, hob and extractor, sink and drainer with mixer tap, integrated washer dryer, integrated fridge and freezer. Recessed lighting, part wall tiles, laminate wood effect flooring.



Living Area

Recessed lighting, laminate wood effect flooring, wall mounted electric heater, uPVC double glazed window with views over the canal, external door



BEDROOM 14'9" x 9'2" (4.5m x 2.8m)

Ceiling light point, laminate wood effect flooring, wall mounted electric heater, uPVC double glazed window



BATHROOM 7'6" x 5'10" (2.3m x 1.8m)

Fitted with a three piece white bathroom suite, comprises panelled bath with over bath shower and shower screen, wall mounted wash hand basin, low level w.c. Ceiling light point, heated towel rail, part wall tiled, storage cupboard, uPVC double glazed window.



Lock Keepers Way, Hanley, Stoke-On-Trent, ST1 3NS

OUTSIDE

Allocated parking, decking area by the canal side.



LEASE INFORMATION

The term of the lease is 125 years from 2006, leaving 105 years remaining.

Service charges £368.75 on 30/9/25 set to pay again 30/3/26 and ground rent £67.50 on 29/9/25 set to pay again 30/3/26.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Leasehold

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor

65 Lock Keepers Way, Hanley FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required