

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Ivory Close, Hanley, Stoke-On-Trent, ST1 3GG

Asking Price

£128,500

- Watch Our Online Video Tour!
- Fully Fitted Kitchen With Integrated Appliances
- Triple Glazing And Electric Heating
- A Stylish Home Or Ideal Property To Let
- A Luxury First Floor Apartment
- Two Bedrooms + En-Suite Shower Room
- Luxury Lounge With Balcony And Stunning Views
- Designated Parking
- Convenient Location!

In arguably the best location on this prestigious canal side development and a superbly presented first floor apartment offering the epitome of contemporary style and luxury!

The apartment has two bedrooms with a good sized en-suite shower room to the master bedroom and there is also a spacious family bathroom. However, the highlight of the property is the magnificent open plan living area complete with a fully fitted kitchen with a range of integrated appliances and a luxury lounge with double doors opening onto the balcony from which there are stunning views of the landscaped historic setting in which the apartment is located.

From a practical point of view please note that the property has triple glazing throughout as well as electrical heating and it is within walking distance of Hanley Town Centre and the Cultural Quarter and also within convenient distance of Stoke mainland Railway Station and road links to the M6 and A50 via the A500.

See our online virtual tour and for more information call or email us.



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GROUND FLOOR

COMMUNAL ENTRANCE HALL

Video entry phone and coded external door. Fully carpeted. Leads to the...

FIRST FLOOR

Fitted carpet. Leads to the front door of this flat.

ENTRANCE HALL

Coat cupboards. Electric radiator. Storage cupboard.

BEDROOM ONE

11'1" x 10'1" (3.38 x 3.07)

Fitted carpet. Electric radiator. Room height triple glazed windows with fitted blinds.

EN-SUITE SHOWER ROOM

7'0" x 6'5" (2.13 x 1.96)

White suite featuring a walk in fully tiled corner shower, low level wc and pedestal wash basin. Stainless steel electrically heated towel rail. Beautifully tiled walls. Low voltage spotlights.

BEDROOM TWO

13'1" x 10'9" (3.99 x 3.28 (3.98 x 3.27))

Another double bedroom! Fitted carpet. Electric radiator. Excellent range of wardrobes. Room height triple glazed windows with fitted blinds.

FAMILY BATHROOM

7'1" x 6'4" (2.16 x 1.93)

White suite complete with shower fitting + rain head shower over the bath, pedestal wash basin and low level wc. Beautifully tiled walls. Low voltage spotlights. Stainless steel electrically heated towel rail.

STUNNING OPEN PLAN LIVING AREA

27'5" x 13'9" (8.36 x 4.19)

Fitted kitchen area including wall cupboards, base units, breakfast bar, electric hood, cooker hood, under oven, fridge freezer, washing machine and dishwasher! Room height triple glazed windows with fitted blinds. Double doors lead out onto the balcony from which there are fantastic views of the canal side landscaped areas and historical bottle kilns nearby.

PLEASE NOTE: We are advised by the vendor that the flat has a reverse osmosis water purification system at the kitchen sink and a whole house water softener installed.

TENURE

Leasehold: Remainder of a lease of 999 years which commenced in 24 October 2016.

The current service charge is approximately £810 per half year.

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





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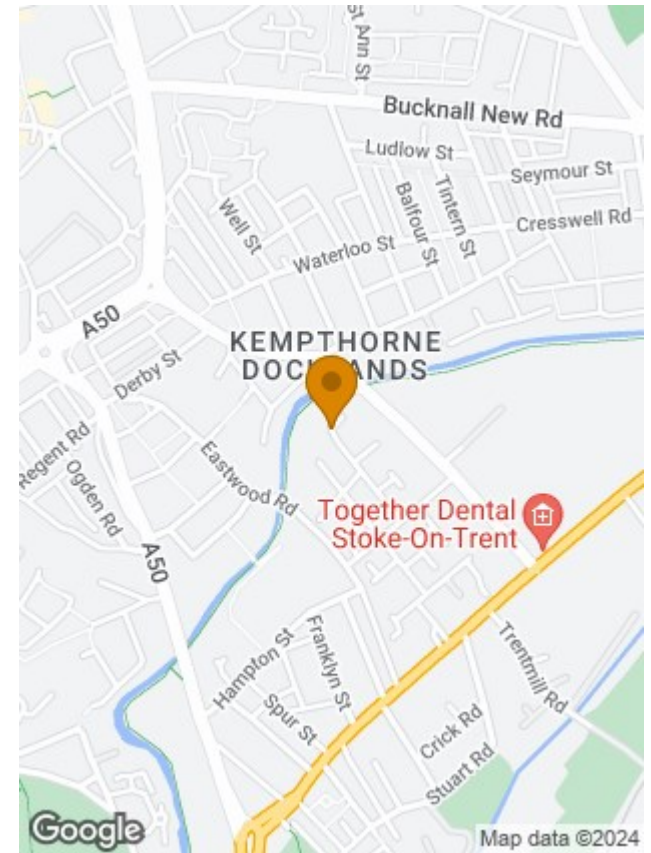
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Leasehold (see accommodation for further details)

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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