

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Tollgate Court Trentham Road, Blurton, Stoke-On-Trent, ST3 3BH

Asking Price

£46,000

- Watch Our Online Video Tour!
- One Bedroom
- Great Value!
- Communal Gardens
- A Second Floor Flat
- Fully Fitted Kitchen
- Shower Room
- Residents Parking

You can't get much better value for money than this ground floor flat at Tollgate Court, Blurton.

This flat comprises of one bedroom, a living room, fully fitted kitchen and a shower room. The block also benefits from communal gardens and a carpark.

If you're a Buy To Let investor or looking for a a great value property, then look no further!

See our online virtual tour and for more information call or e-mail us.



ACCOMMODATION

ENTRANCE HALL

Front door. Fitted carpet.

KITCHEN

8'6" x 5'6" (2.59 x 1.68)

Tile effect vinyl flooring. Range of wall cupboards and base units with oven, hob and cooker hood. UPVC double glazed window. Plumbing for washing machine.

LIVING ROOM

11'11" x 11'3" (3.63 x 3.43)

Fitted carpet. UPVC double glazed window. Electric storage heater.

BEDROOM

11'11" x 9'10" (3.63 x 3.00)

Fitted carpet. Electric storage heater.

SHOWER ROOM

8'6" x 5'0" (2.59 x 1.52)

Vinyl flooring. Part PVC panelled walls. Walk in shower cubicle with electric shower, pedestal wash basin and wc. UPVC double glazed window.

TENURE

Leasehold. We understand the property is being sold with the remainder of a 125 year lease from June 1987.


Annual service charge approx £814.00

The ground rent is £75.00 per annum.





MATERIAL INFORMATION Tenure - Leasehold Council Tax Band - A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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 	

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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite for recommending you to them.

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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