

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



47 Hartley Court, Cliffe Vale, Stoke-On-Trent, ST4 7GG

£80,000

- Watch Our Video Tour!
- One Double Bedroom
  - Juliet Balcony
- UPVC Double Glazing
- A Second Floor Apartment
- Open Plan Living Area
  - Electric Heating
- Central And Desirable Location

## A SECOND FLOOR APARTMENT IN A POPULAR LOCATION!

An owner/occupied apartment which has been in the same ownership since it was built!

A compact and desirable property which will appeal to first time buyers and landlords alike!

In a popular and pleasant location, conveniently close to the City Centre.

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)



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## GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

## SECOND FLOOR

### ENTRANCE HALL

Laminate flooring. Electric radiator. Utility cupboard with plumbing for a washing machine.

### BATHROOM/WC

8'7 x 5'9 (2.62m x 1.75m)

Laminate flooring. White suite consisting of a panelled bath with shower and screen over, pedestal wash basin and low level wc. Electric towel rail radiator.

### BEDROOM

10'10 x 9'9 (3.30m x 2.97m)

Fitted carpet. UPVC double glazed window with fitted roller blind. Electric radiator.

### OPEN PLAN LIVING AREA

19'10 x 13'5 max (6.05m x 4.09m max)

Consisting of...

## LOUNGE/DINING ROOM

Laminate flooring. Electric radiator. UPVC double glazed patio doors onto the Juliet balcony

## KITCHEN AREA

Tiled floor. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, stainless steel cooker hood and under oven. Part tiled walls.

## OUTSIDE

One designated parking space (No. 173)

## TENURE

Leasehold: We are advised by the vendor that the property is sold with the term remaining of a 234 year lease which began in 1st March 2007

The service charge is approx £102 a month and the ground rent is £65 every 3 months.





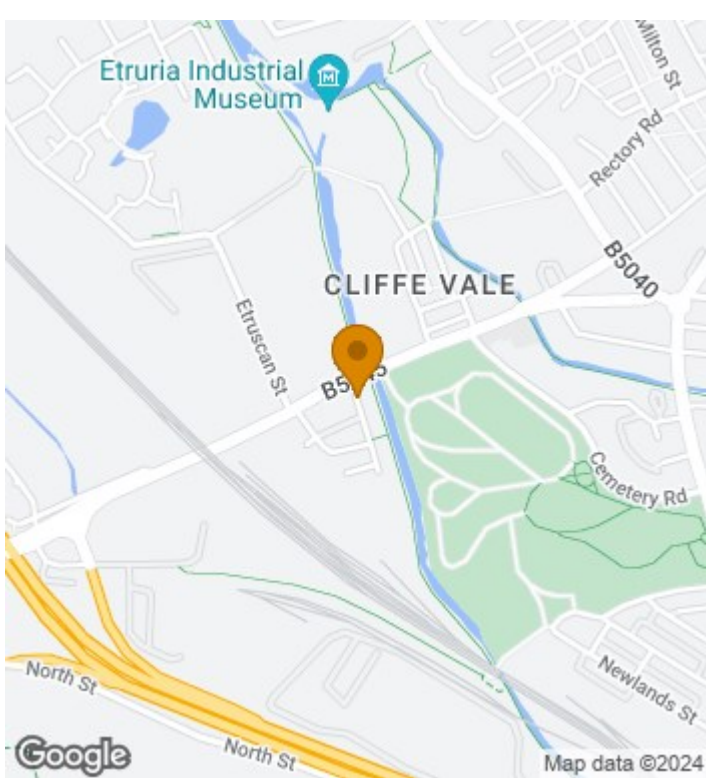
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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 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.



**TOTAL AREA: APPROX. 472.5 SQ. FEET**

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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