

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 St Pauls Court Congreve Road, Blurton, Stoke-On-Trent, ST3 2HJ

£85,000

- Watch Our Online Video Tour!
- Prime Location
- Beautifully Presented
- UPVC Double Glazing
- A Delightful First Floor Flat
- Close To Shops And Bus Routes
- Modern Kitchen And Bathroom
- One Bedroom

A BEAUTIFULLY PRESENTED FIRST FLOOR FLAT!

St Pauls Court is a popular and well managed block and this delightful first floor flat has been fully modernised and is presented to a high standard.

This is a first floor flat which benefits from an entry phone system and features a delightful double bedroom, a spacious lounge and dining room with double glazed bay window to the front, a well fitted modern shaker style kitchen and a lovely bathroom with a modern white suite and shower over the bath.

Heating throughout the flat is from modern electric storage radiators and the property has UPVC double glazing throughout as well as the benefit of a residents car park.

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



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GROUND FLOOR

COMMUNAL HALLWAY

FIRST FLOOR

ENTRANCE HALL

Laminate flooring. Entry phone. Door into the...

BEDROOM

10'0 x 9'5 (3.05m x 2.87m)

Fitted carpet. Electric heaters. UPVC double glazed window.

LOUNGE AND DINING ROOM

15'7 x 11'9 (4.75m x 3.58m)

Fitted carpet. Two electric heaters. UPVC double glazed bay window.

KITCHEN

9'10 x 6'11 (3.00m x 2.11m)

Laminate flooring. Pale coloured shaker style fitted kitchen with soft close drawers and doors, a stainless steel hood over the cooker.

Plumbing for washing machine and dishwasher. Space for dryer and

fridge freezer. Part tiled walls. UPVC double glazed window with white venetian blinds. Electric heater.

MODERN BATHROOM

9'10 x 6'4 (3.00m x 1.93m)

Beautifully tiled floor and walls. White suite including a shaped bath with shower and screen over, wash basin and wc within a fitted unit. Electric stainless steel towel rail radiator. UPVC double glazed window with fitted white venetian blind. Airing cupboard with pressurised hot water cylinder.

OUTSIDE

Residents car park.

TENURE

We are advised by the vendor that there is a 999 year lease from 1st January 2021.

The current service charge is £75.00 per month

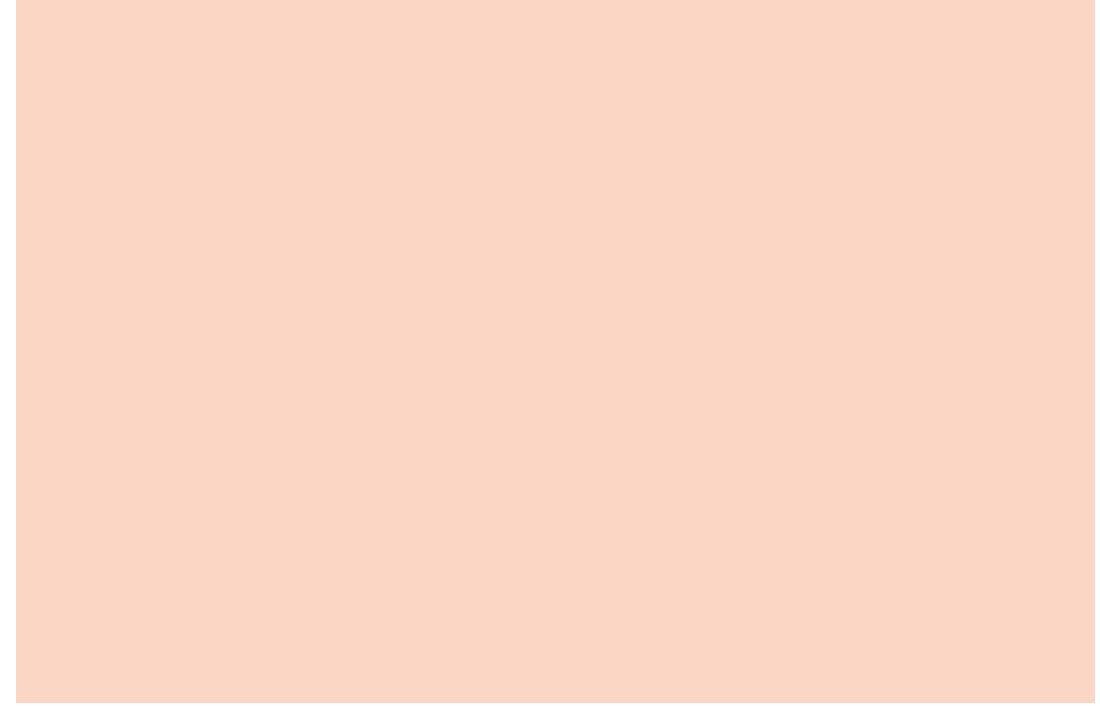
There is also a charge of £10.00 per annum in respect of ground rent.





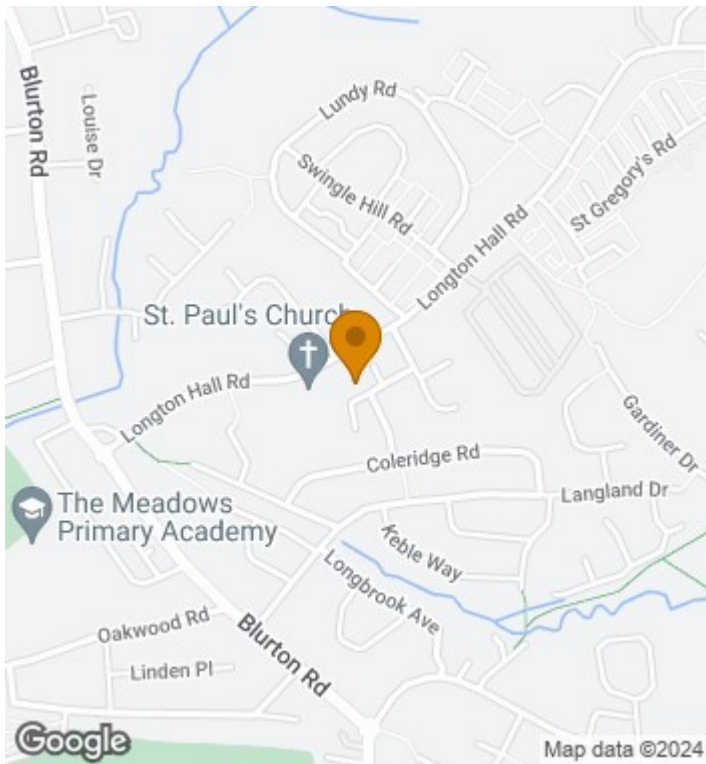
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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - A



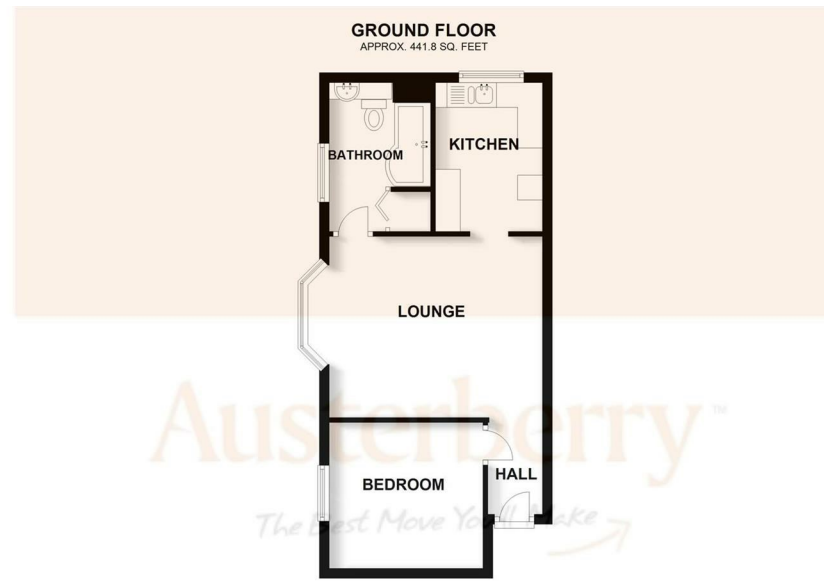
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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 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.



GROUND FLOOR
APPROX. 441.8 SQ. FEET

TOTAL AREA: APPROX. 441.8 SQ. FEET

Plan produced by 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

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