

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 8 Clynes Way, Meir, Stoke-On-Trent, ST3 6JS

Offers In Excess Of

£70,000

- Recently Refurbished
 - No Chain!
 - New Fitted Kitchen
 - White Bathroom Suite
- Two Bedrooms
 - Spacious Accommodation
 - Comfortable Lounge
 - Great Value For Money!

A recently refurbished two bedroom flat available with parking and no onward chain!

This flat on Clynes Way, Meir offers spacious and refurbished accommodation with everything you could want.

The flat comprises two bedrooms and a comfortable lounge with freshly decorated walls and new carpets. The kitchen is brand new with shaker style units and integrated oven, hob and extractor hood. The bathroom has a white suite, part tiled walls and an extractor fan.

We think this flat provides great value for money and we'd be delighted to show you around.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Newly fitted carpet. Composite front door. Storage cupboard with shelves.

KITCHEN

9'8 x 8'0 (2.95m x 2.44m)

Range of new shaker style wall cupboards and base units with integrated electric oven, hob and extractor hood. Radiator. UPVC double glazed window. Plumbing for washing machine. Vinyl flooring. Storage cupboard. Spotlights.

LOUNGE

16'11 x 10'10 (5.16m x 3.30m)

New grey fitted carpet. Radiator. UPVC double glazed window. Freshly painted walls. Spotlights.

BEDROOM ONE

12'11 x 8'9 (3.94m x 2.67m)

New fitted grey carpet. UPVC double glazed window. Radiator. Spotlights. Large fitted wardrobes with sliding doors.

BEDROOM TWO

9'6 x 8'11 (2.90m x 2.72m)

New fitted grey carpet. Radiator. UPVC double glazed window. Freshly painted walls. Spotlights.

BATHROOM

7'4 x 6'5 (2.24m x 1.96m)

White suite consisting of a bath with shower over, wash basin and wc. Part tiled walls. New tile effect vinyl flooring. Radiator. UPVC double glazed window.

MIDDLE HALLWAY

Former airing cupboard.

OUTSIDE

Allocated parking space.

TENURE

We are advised by the vendor that there is 91 years left on the lease.

The current service charge is approx. £35 per month.

There is also a charge of approx £30 per annum in respect of ground rent.

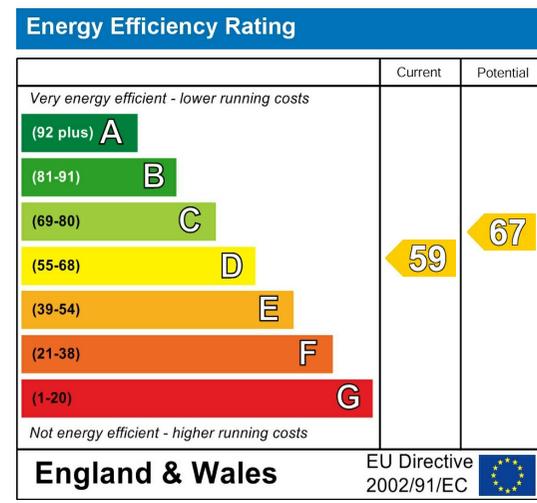


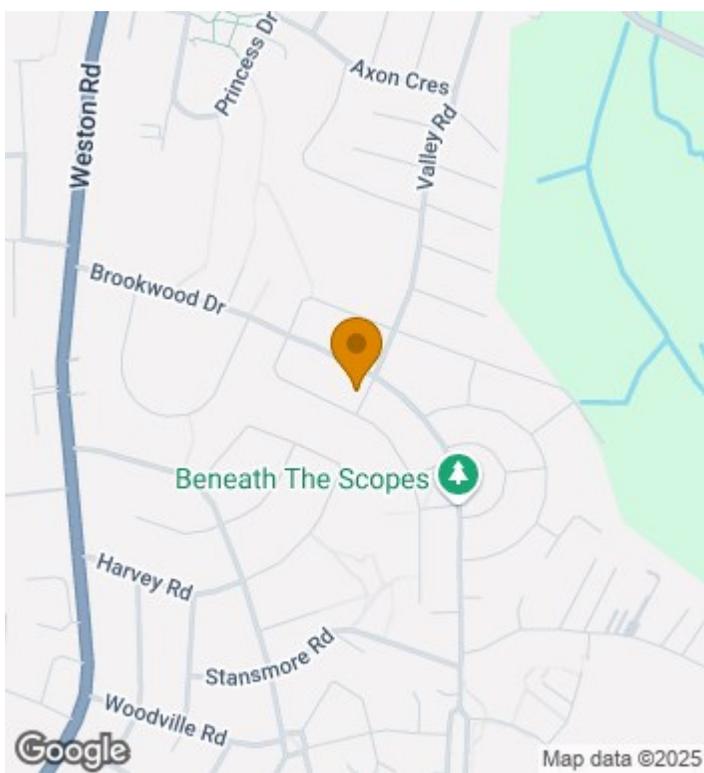


MATERIAL INFORMATION

Tenure - Freehold

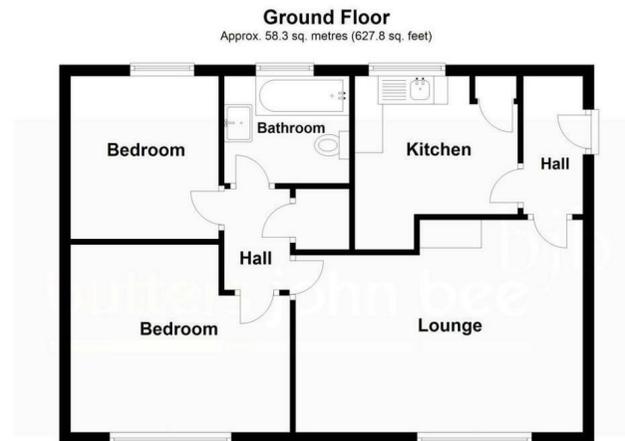
Council Tax Band - A





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. 58.3 sq. metres (627.8 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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