

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



20 The Parks, Trentham Lakes, Stoke-On-Trent, ST4 8JQ

£120,000

- A Ground Floor Apartment
- Spacious Lounge/Diner
 - Two Bedrooms
 - Upvc Double Glazing
- Modern Accommodation
- Popular Development
- Gas Central Heating
- Allocated Parking

Don't miss this opportunity, available with no onward chain!

A modern two bedroom ground-floor apartment situated on the ever popular Trentham Lakes development, with easy access to the A500 and A50.

The property comprises a spacious lounge/diner, kitchen, two bedrooms and a white bathroom with a shower over the bath. There are two allocated parking spaces to the rear of the property with a pathway leading direct to the front door. There is gas central heating and UPVC double glazing.

For more information call or e-mail us.



ENTRANCE HALL

Front door. Intercom system. Laminate floor. Radiator. Storage cupboard.

LOUNGE/DINER

10'3" x 22'1" (3.12 x 6.73)

Two Upvc double glazed windows. Two radiators. Laminate flooring.

KITCHEN

7'1" x 8'7" (2.16 x 2.62)

Range of wall and base units with a medium timber finish, complementary work surface and tiled splashbacks. Integral hob and oven. Plumbing and space for washing machine. Upvc double glazed window. Tiled floor.

BEDROOM ONE

8'10" x 11'2" (2.69 x 3.40)

Two Upvc double glazed windows. Radiator. Fitted carpet. Double wardrobes.

BEDROOM TWO

7'10" x 8'9" (2.39 x 2.67)

Upvc double glazed window. Radiator. Fitted carpet.

BATHROOM/WC

8'1" x 5'6" (2.46 x 1.68)

White suite comprising low level wc, pedestal wash basin and bath with shower and screen over. Radiator. Upvc double glazed opaque window.

OUTSIDE

There is allocated parking to the rear of the property with vehicular access via Edgbaston Drive. This is linked by a pathway to the front door.

TENURE

We are advised by the vendor that there is a 999 year lease from 30/10/2002.

The current service charge is £964.00 per 6 months.





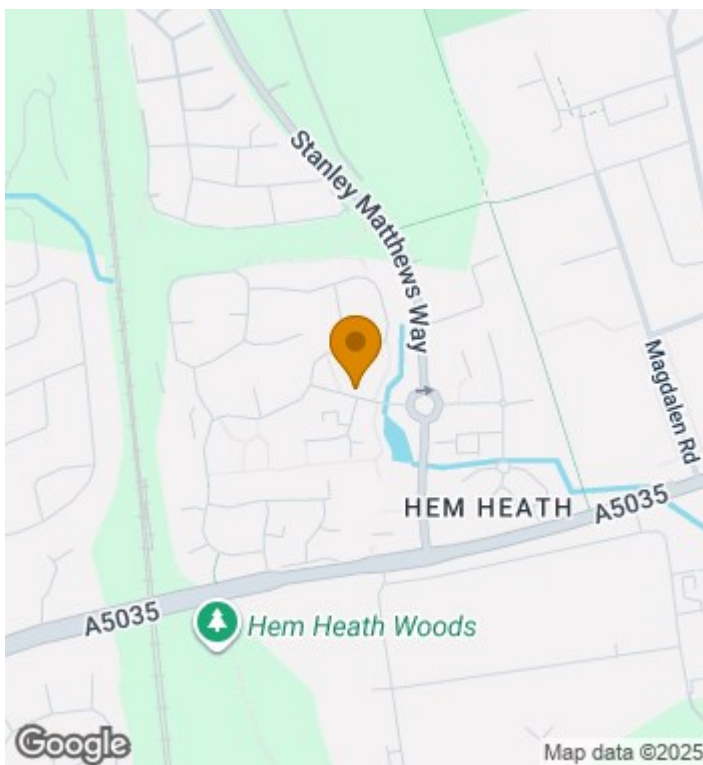
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

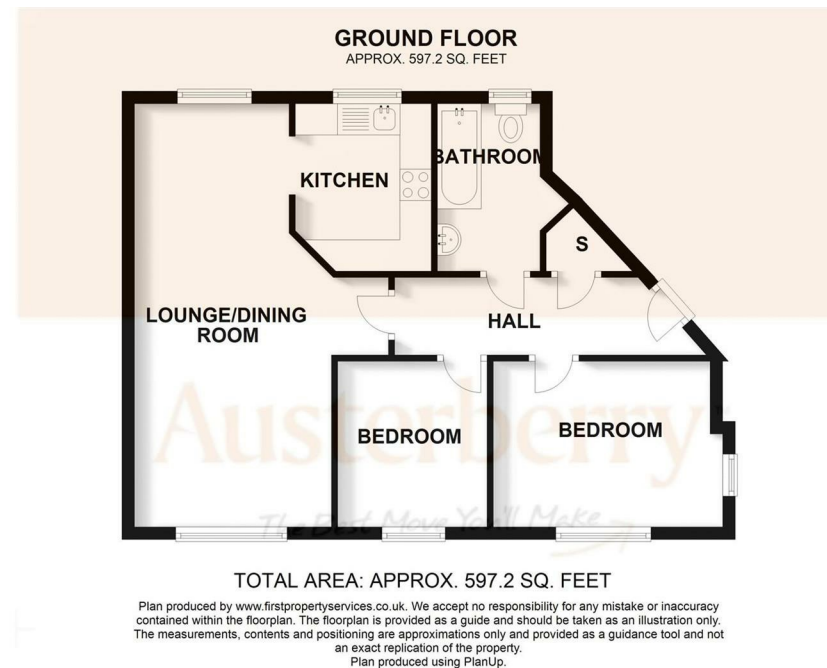
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	



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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