

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Tattershall Court, Cliffe Vale, Stoke-On-Trent, ST4 7GH

£95,000

- A Second Floor Apartment
- Open Plan Lounge & Kitchen
  - Electric Heating
  - Maintained Grounds
- Two Bedrooms
- Double Glazing
- Designated Parking
- Popular Location

This second floor apartment is situated on the popular Cliffe Vale development which is within easy reach of the A500/A50 and access to Newcastle-under-Lyme and the Potteries towns.

The apartment has an open plan lounge/kitchen/dining area which has double doors leading to the Juliet balcony and the kitchen has a range of modern units and an integrated oven, hob and hood.

There are two bedrooms, a smart bathroom with shower over the bath, electric heating, one allocated parking space and access to the block is via an intercom system.

For more information call or e-mail us.



## COMMUNAL ENTRANCE HALL

With pin code entry system. Staircase rises off to all levels.

## ENTRANCE HALL

Tiled floor. Access to loft space. Electric heater. Double doors to built in cupboard with hot water cylinder, shelving and plumbing for washing machine. Doors to all further accommodation.

## LOUNGE/ DINER/ KITCHEN

17'8 x 15'9 (5.38m x 4.80m)

Spacious well lit room with UPVC double glazed tilt and slide patio doors to the rear with a Juliet balcony. Two UPVC double glazed windows to the side. Two electric heaters. Modern kitchen comprises single bowl single drainer stainless steel sink unit with mixer tap above, electric hob, oven and cooker hood. Tiled floor. Roll edge work surface area with cupboards and drawers under and matching wall mounted units. Plumbing for an automatic washing machine. Tiled splashbacks.

## BEDROOM ONE

10'1 x 10'1 (3.07m x 3.07m)

UPVC double glazed windows to the side and rear. Electric heater.

## BEDROOM TWO

10'1 x 8'2 (3.07m x 2.49m)

UPVC double glazed window to the rear. Electric heater.

## BATHROOM

7'3 x 6'3 (2.21m x 1.91m)

Modern bathroom with a white suite comprising panel bath with shower and screen over, pedestal wash hand basin with storage drawers and a low level wc. Centrally heated towel rail. Extractor. Tiled splashbacks. UPVC double glazed window.

## OUTSIDE

There are well kept communal gardens. One allocated parking space with ample visitors parking.

## TENURE

There is a 250 year lease from 1 March 2007

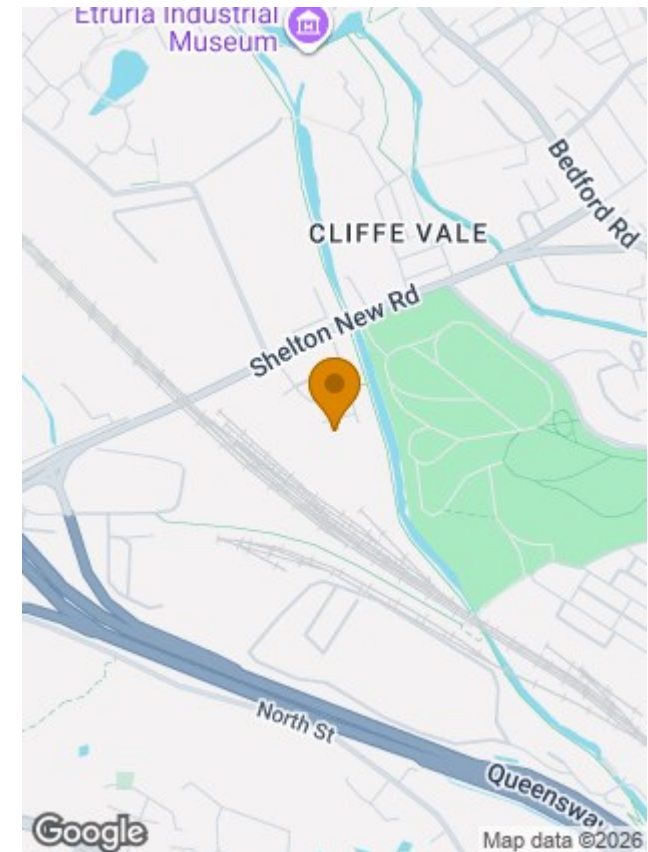
The current service charge is £1265 per annum.

There is also a charge of £300 per annum in respect of ground rent.





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>82</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</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<br>2002/91/EC |           |



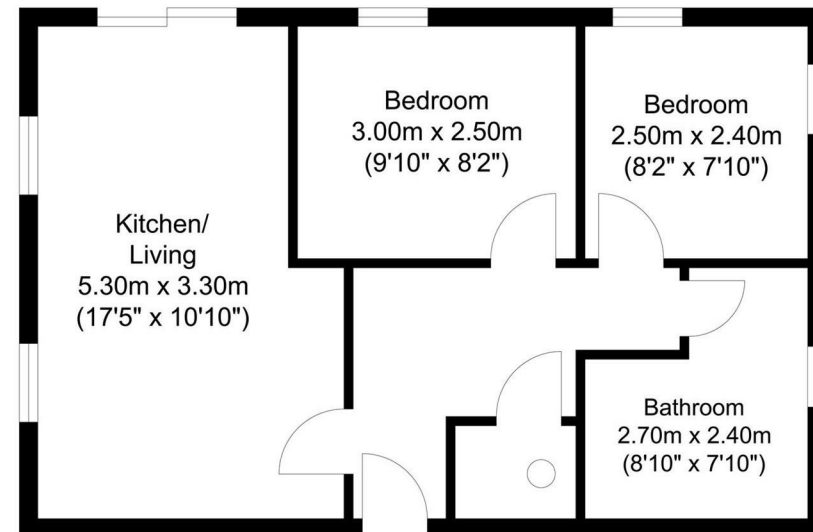
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B

### 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](mailto:enquiries@austerberry.co.uk)

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