Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



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

Asking Price

£89,950

- NO CHAIN!
- Open Plan Living Area
- Electric Heating
- White Bathroom
- Two Bedrooms
- Very Convenient Location
- Double Glazing
- Residents Car Park

SOLD WITH VACANT POSSESSION!

AN IMPRESSIVE SECOND FLOOR FLAT!

Located within the prestigious conversion of the old Twyford Factory at Etruria and a second floor flat which offers spacious accommodation in an interesting and convenient location!

Featuring an open plan living area, two bedrooms and a bathroom with a white suite as well as electric heating and double glazing.

For more information call or e-mail us.





GROUND FLOOR
Communal hallway with entry phone system. Stairs leading to the second floor.

SECOND FLOOR

ENTRANCE HALL
Entry phone. New fitted carpet. Electric radiator. Utility cupboard with hot water cylinder and plumbing for washing machine (washing machine is to remain within the property but not included in the let).

OPEN PLAN LIVING AREA
17'10" x 17'1" max (5.44 x 5.21 max (5.43 x 5.20))
New fitted carpet. Two electric radiators. Impressive original arched double glazed windows with fitted roller blinds.

KITCHEN AREA
Vinyl flooring. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, cooker hood and under oven. Single drainer stainless steel sink unit. Spotlight fitting. Fridge freezer (to remain within the property but not included in the let).

BEDROOM ONE
13'10" x 9'6" max (4.22 x 2.90 max (4.21 x 2.89))
New fitted carpet. Electric radiator. Double glazed window with fitted vertical blinds.

BEDROOM TWO
11'9" x 7'3" min (3.58 x 2.21 min)
New fitted carpet. Electric radiator. Double glazed window with fitted vertical blinds.

BATHROOM/WC
7'3" x 5'9" (2.21 x 1.75)
White suite to include a panelled bath with shower and screen over, pedestal wash basin and low level wc. Electric towel rail radiator. Part tiled walls.

OUTSIDE
Residents car park.

TENURE
There is a 250 year lease from 1 March 2007

The current service charge is £2148 per annum.

There is also a charge of £150 per annum in respect of ground rent.







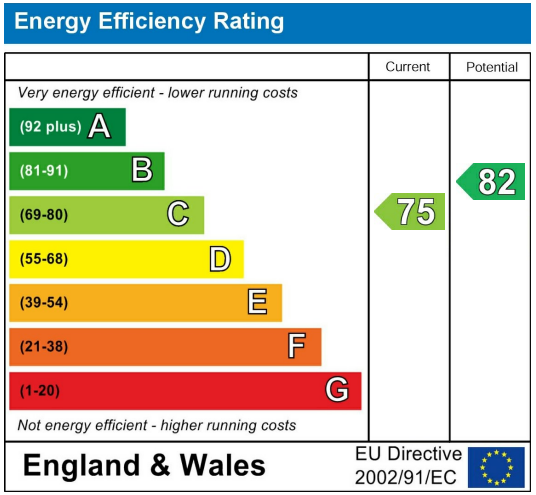


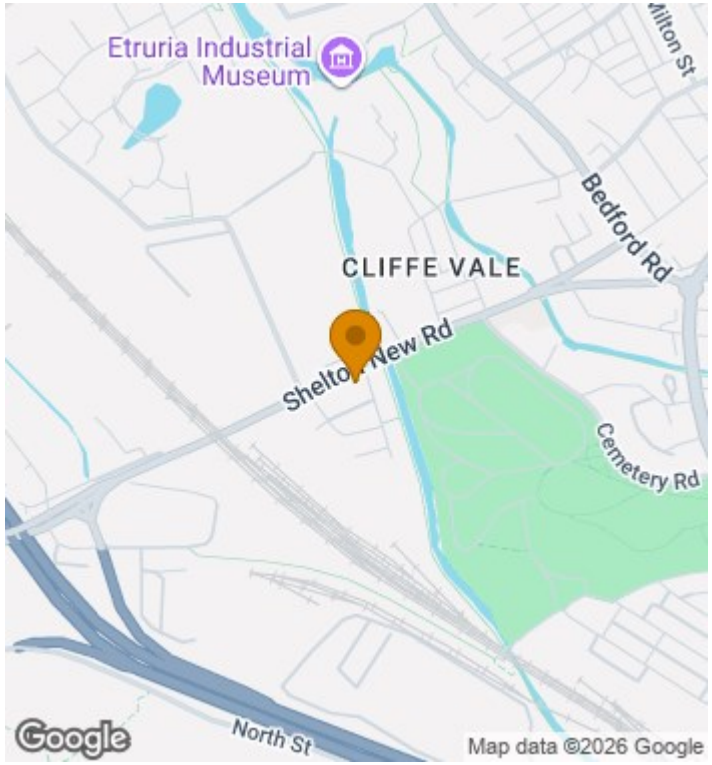


MATERIAL INFORMATION

Tenure - Leasehold

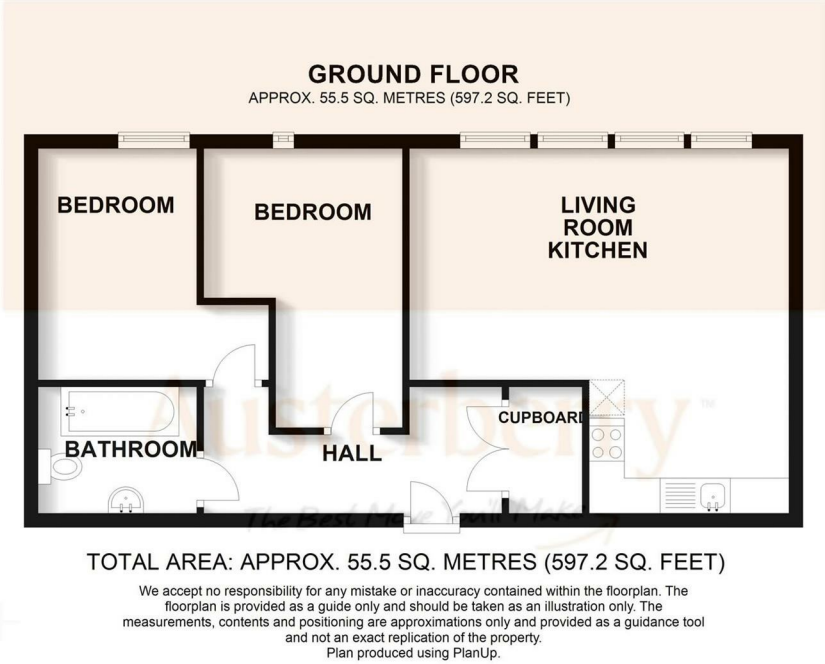
Council Tax Band - B











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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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