

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Robinson Court Ripon Road, Blurton, Stoke-On-Trent, ST3
3PD

Auction Guide

£25,000

FOR SALE VIA ONLINE AUCTION ON MON 27th APRIL AT 1PM UNTIL TUES 28th APRIL AT 1PM

PLEASE CONTACT FOR VIEWING ACCESS

INVESTMENT OPPORTUNITY

2 BED APARTMENT

GUIDE PRICE £25,000 - £35,000

BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)

£600 PCM ESTIMATED RENTAL

CONVENIENT LOCATION

2 BED APARTMENT FOR SALE VIA ONLINE AUCTION ON 27th April AT 1PM UNTIL TUESDAY 28th April AT 1PM.

PLEASE CONTACT FOR VIEWING ACCESS

We welcome this Two bedroom Apartment to Auction which holds a great investment opportunity. Currently being SOLD vacant, this property is ideal for first time investor or someone wanting to add to their already successful portfolio.

The 2 BEDROOM Apartment has Hallway, Storeroom, lounge, Kitchen, bathroom, two bedrooms and W/C.

This property is located in Blurton - Ideal Location for Royal Stoke University Hospital, Trentham gardens and access to the M6.

POTENTIAL RENT OF £600 PCM

For more information call or e-mail us.



ENTRANCE HALL

Fitted entry phone. Fitted carpet.

STOREROOM

7'0 x 5'10 (2.13m x 1.78m)

Hot and cold water tanks.

BEDROOM ONE

13'11 x 10'6 (4.24m x 3.20m)

Carpet. Electric storage radiator. UPVC double glazed window.

BEDROOM TWO

12'0 x 9'7 (3.66m x 2.92m)

Carpet. Electric storage radiator. UPVC double glazed window.

BATHROOM

5'9 x 5'7 (1.75m x 1.70m)

Carpet. White suite comprising panelled bath and pedestal wash basin. Wall mounted fan heater.

SEPARATE WC

Low level wc.

LOUNGE

16'11 x 11'6 (5.16m x 3.51m)

Carpet. Two electric storage radiators. Two UPVC double glazed windows. Feature fireplace with electric fire.

KITCHEN

13'4 x 8'9 (4.06m x 2.67m)

Range of wall cupboards and base units with a pale timber effect finish. Electric storage radiator. UPVC double glazed window.

OUTSIDE

Residents carpark.





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MATERIAL INFORMATION

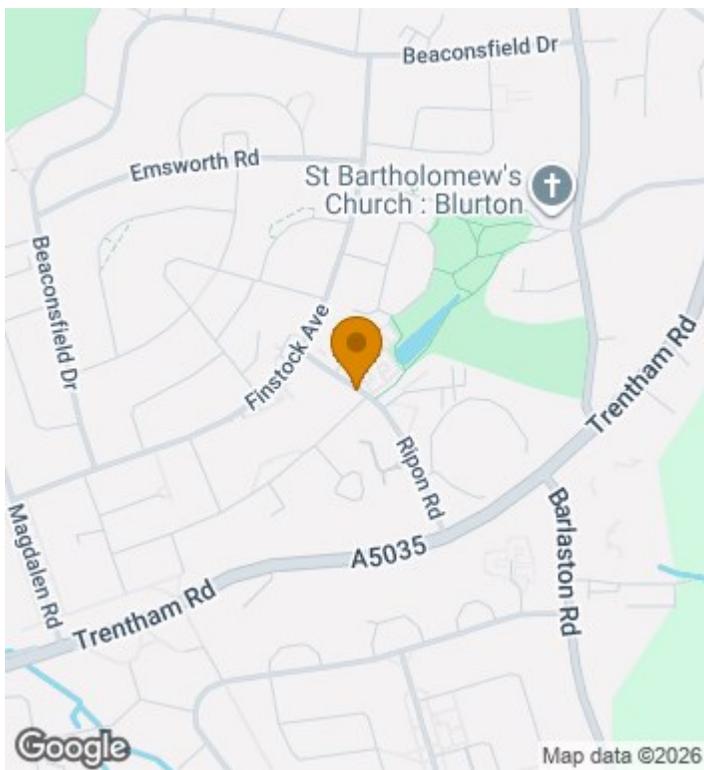
Tenure - Freehold

Council Tax Band - A



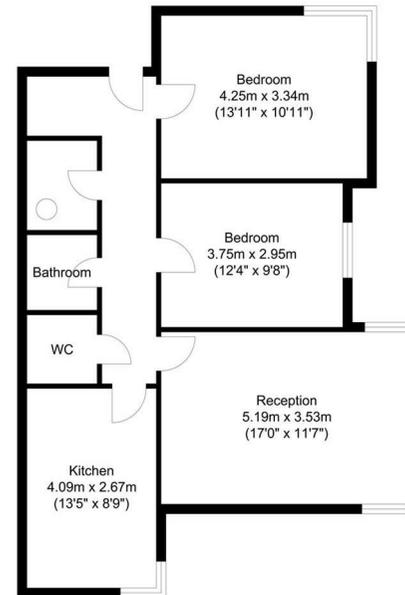
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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