

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



37 Lister Grove, Stallington Village, Blythe Bridge, Stoke-On-Trent, ST11 9TS

£92,500

- One Bedroom Second Floor Flat
- Desirable Place To Live
- Fully Fitted Kitchen
- Gas Central Heating
- Modern And Tastefully Decorated
- Magnificent Wet Room
- UPVC Double Glazing
- Residents Parking

A MODERN PURPOSE BUILT SECOND FLOOR FLAT IN A PRESTIGE LOCATION!

The living accommodation in this flat is modern and tasteful.

The accommodation includes one double bedroom, a luxury shower room, a big living room, fully fitted kitchen as well as UPVC double glazing throughout and gas central heating! There is additional storage space and residents parking for added convenience.

This property is located at Stallington Village, not far from Blythe Bridge which offers a variety of local shops, schools and facilities including a Railway Station and easy access to the A50.

For more information call or e-mail us.



GROUND FLOOR

COMMUNAL FRONT DOOR AND HALLWAY

Fitted carpet to stairs leading to the first and second floors.

SECOND FLOOR

ENTRANCE HALL

Entry phone. Radiator. Walk in store room with radiator and low voltage spotlights.

MAGNIFICENT WET ROOM

7'10" x 5'0" approx (2.39 x 1.52 approx)

Beautifully tiled floor and walls. White wc with concealed cistern, wash basin within a unit. Low voltage spotlights. Storage unit. Double glazed velux window. Vertical radiator. Shaver socket.

BEDROOM

10'4" x 7'8" (3.15 x 2.34)

Radiator. Double glazed velux window. Access to the loft.

LOUNGE

13'8" x 10'9" (4.17 x 3.28 (4.16 x 3.27))

Radiator. UPVC double glazed window. Walk in storage cupboard.

FITTED KITCHEN

8'9" x 7'4" min (2.67 x 2.24 min (2.66 x 2.23))

Wall cupboards, base units and worktops together with integrated gas hob, stainless steel cooker hood and under oven. Concealed gas fired combi boiler for central heating and hot water. UPVC double glazed window. Part tiled walls. Low voltage spotlights. Radiator. Utility cupboard with plumbing for washing machine.

OUTSIDE

Residents car park.

TENURE

We are advised by the vendor that there is a 125 year lease from 1 January 2004

The current service charge is approx. £75 per month.

There is also a charge of £150-200 per annum in respect of ground rent.






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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		
(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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