



Flat 3 Foley Court Watery Lane, Dresden, Stoke-On-Trent, ST3 4QY

Auction Guide
£42,000

■ FOR SALE VIA ONLINE AUCTION ON MON 16TH DECEMBER 1PM UNTIL TUES 17TH DECEMBER 1PM

■ PRE & POST AUCTION OFFERS WELCOME

■ Residents Car Park

■ Ideal For Letting Or Owner Occupation, Rental of £600pcm

■ First Floor Flat

■ UPVC Double Glazing & Combi Boiler

■ Smart Fitted Kitchen

FOR SALE VIA ONLINE AUCTION ON MONDAY 16TH DECEMBER AT 1PM UNTIL TUESDAY 17TH DECEMBER 1PM.

A FIRST FLOOR FLAT!

This very presentable first floor flat is within a small block in a convenient location close to Longton Cottage Hospital.

It has one bedroom, a nicely fitted kitchen with integrated oven and hob, a white bathroom suite, gas central heating from a combi boiler and a pleasant lounge as well as UPVC double glazing throughout. There is also parking to the front of the flat.

For more information call or e-mail us.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

HALL

Fitted carpet. Storage cupboard containing Baxi gas combi boiler for central heating and hot water. Access to the loft. Open archway to the ...

FITTED KITCHEN

8'5 x 6'9 rear (2.57m x 2.06m rear)

Vinyl flooring. A range of white base units and integrated gas hob and under oven. Radiator. Plumbing for washing machine. Single stainless steel drainer sink unit. UPVC double glazed window.

LOUNGE

13'6 x 9'7 front (4.11m x 2.92m front)

Fitted carpet. Double radiator. UPVC double glazed window with fitted venetian blind.

BEDROOM

8'11 x 8'8 rear (2.72m x 2.64m rear)

Fitted carpet. UPVC double glazed window. Radiator.

BATHROOM

5'11 x 5'8 side (1.80m x 1.73m side)

Tile effect vinyl flooring. Part tiled walls. White suite consisting of panelled bath with shower fitting, wash basin within a fitted unit and a low level W/C. Radiator. UPVC double glazed window.

OUTSIDE

One vehicle parking space and a communal parking area.

TENURE

We are advised by the vendor that there is a 125 year lease from March 1989.

The current service charge is £60-£80 per annum

There is also a charge of £60 per annum in respect of ground rent.





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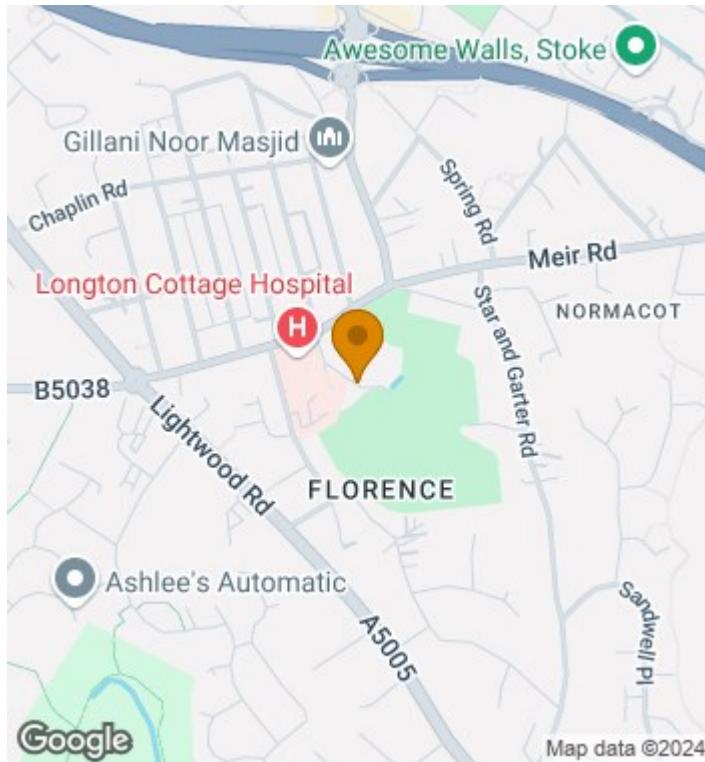
MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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