

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



Foley Court Watery Lane, Normacot, Stoke-On-Trent, ST3 4QY

Auction Guide

£30,000



- GROUND FLOOR FLAT

- One Bedroom
- Fitted Kitchen
- Combi Boiler

- FOR SALE BY AUCTION ON MON 10th AUG AT 1PM UNTIL TUES 11th AUG AT 1PM

- CONTACT US FOR VIEWING ARRANGEMENTS
  - White Bathroom Suite
  - UPVC Double Glazing

## ONE BED GROUND FLOOR FLAT

FOR SALE BY AUCTION ON MONDAY 10th AUGUST AT 1PM UNTIL TUESDAY 11th AUGUST AT 1PM.

CONTACT FOR VIEWING ARRANGEMENTS

A Ground floor flat!

Whether you are looking for a compact property to live in or are an investor looking for a buy to let property, may we suggest that Flat 2 Foley Court represents an excellent opportunity!

This very presentable ground 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.







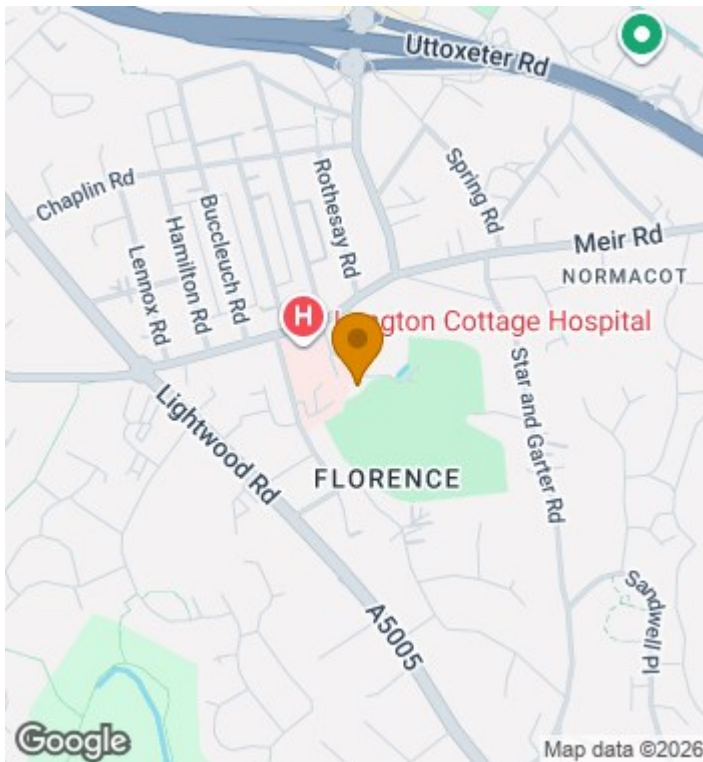


MATERIAL INFORMATION

Tenure - Leasehold

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<br>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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>TM</sup>  
the best move you'll make