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Estate Agents

Letting and Management Specialists



Laburnum Lodge Cobden Street, Dresden, Stoke-On-Trent, ST3 4EL

£82,500

If you are looking for a comfortable first floor apartment in a small well managed and attractive block we are absolutely sure that Flat 4 Laburnum Lodge is the property for you!

Laburnum Lodge is an attractive building and this flat has the benefit of a designated parking space within the residents car park and there is also ample visitor parking. The grounds in which Laburnum Lodge are set are well maintained and the flat benefits from electric heating, UPVC double glazing and it is well decorated and well maintained throughout!

The master bedroom is particularly well appointed with an extensive range of fitted wardrobes and a dressing table unit and there is a second bedroom too. The open plan living area features a fitted kitchen with integrated appliances and an attractive sitting area with laminate flooring. The bathroom combines the best of both worlds with a jacuzzi type bath with a shower and screen over.

All in all we believe that this property represents good value for money, is very well presented and is ready to move into. For more information call or e-mail us.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

ENTRANCE HALL

Fitted carpet. Answer phone. Airing cupboard with insulated hot water cylinder.

BEDROOM ONE

10'3 max x 9'10 (3.12m max x 3.00m)

Fitted carpet. Electric storage radiator. UPVC double glazed window. Range of fitted furniture to include wardrobes and dressing table.

BATHROOM/WC

6'9 x 6'6 (2.06m x 1.98m)

Beautifully tiled floor and walls. White suite consisting of a pedestal wash basin, low level wc and a jacuzzi type bath with shower and screen over. UPVC double glazed window with fitted vertical blinds. Extractor. Wall mounted electric fan heater.

BEDROOM TWO

Fitted carpet. Electric storage radiator. UPVC double glazed window.

OPEN PLAN LIVING/KITCHEN AREA

18'10 x 9'10 (5.74m x 3.00m)

LOUNGE/SITTING ROOM AREA

Laminate flooring. Two UPVC double glazed windows. Electric storage radiator.

KITCHEN AREA

Tiled floor. Part tiled walls. Range of white wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Plumbing for washing machine. UPVC double glazed window with fitted roller blind.

OUTSIDE

There's a residents car park and well maintained gardens.

TENURE

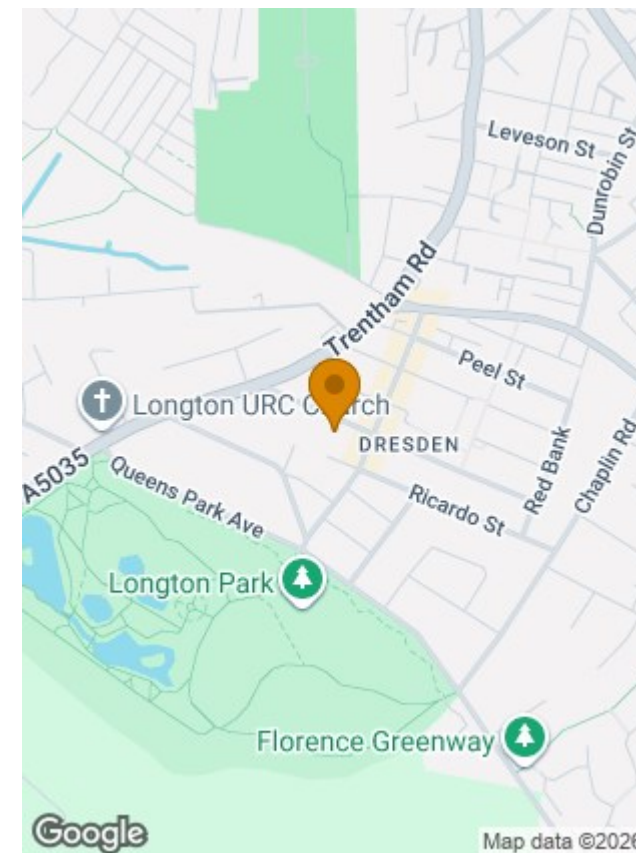
There is a 999 year lease from 18 April 1997.

The current service charge/ground rent is £934 per annum, split into 2 payments.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



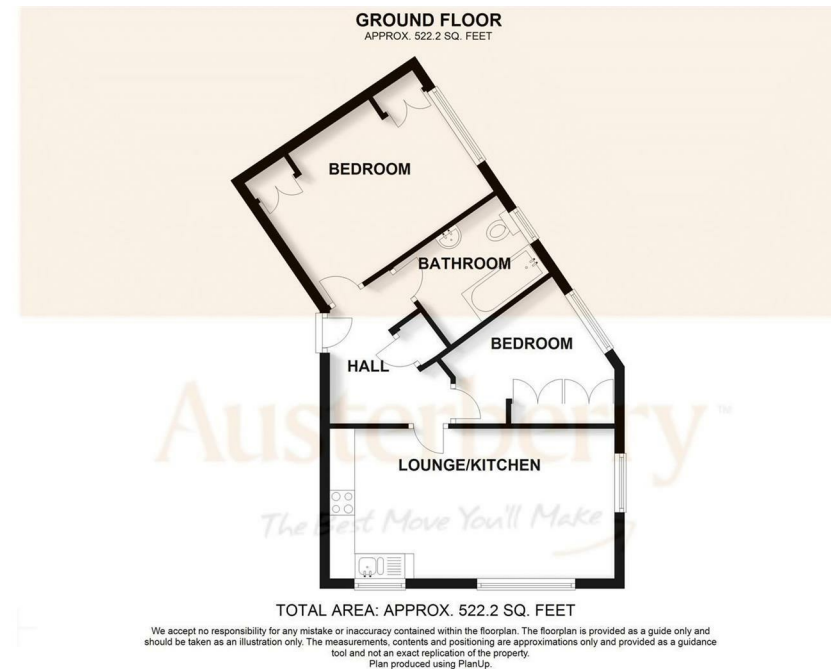
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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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