

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Watermills Close, Norton Heights, Stoke-On-Trent, ST6 8GD

£145,000

- A Coach House Apartment
- Ground Floor Garage, Utility Room And Driveway
- Two Bedrooms
- UPVC Double Glazing
- First Floor Accomodation
- Gated Development
- Combi Boiler For Central Heating
- No Chain To Slow Down Your Purchase!

A FIRST FLOOR COACH HOUSE APARTMENT WITH A GARAGE...

There's much more to this property than meets the eye and you'll be surprised at how big it actually is!

3 Watermills Close is within a gated development which offers ample visitor parking whilst this property has its own block paved driveway and integral garage and utility room at ground floor level.

It has its own front door at ground floor level whilst on the first floor you'll find two decent sized bedrooms as well as a large lounge, fitted kitchen and a shower room.

The heating is from a combi boiler, the windows are double glazed units and the location really is exceptionally good and very popular.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Solid front door. Fitted carpet. Radiator. Door leading into the garage. Stairs to the first floor.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator.

LOUNGE

17'7" x 12'10" (5.36 x 3.91)

Fitted carpet. Two double radiators. Velux double glazed roof light. UPVC double glazed window. Storage cupboard. Open archway leading into the...

FITTED KITCHEN

7'11" x 7'4" (2.41 x 2.24)

Vinyl flooring. Range of wall cupboards and base units together with integrated gas hob, cooker hood and under oven. Part tiled walls. UPVC double glazed window.

INNER HALL

Fitted carpet. Radiator.

SHOWER ROOM

6'7" x 5'7" (2.01 x 1.70)

Shower compartment, wash basin in vanity unit and wc. Towel rail radiator. Herringbone effect vinyl flooring. Fully tiled walls. Velux double glazed roof light. Extractor.

BEDROOM ONE

11'11" x 9'10" (3.63 x 3.00)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'7" x 7'6" (3.53 x 2.29)

Fitted carpet. Radiator. UPVC double glazed window. Velux double glazed roof light.

OUTSIDE

The property has its own block paved driveway which leads to the...

INTEGRAL SINGLE GARAGE

17'8" x 10'6" internal (5.38 x 3.20 internal)

Internal door leading into the hallway of the apartment. Up and over door. Light and power.

UTILITY ROOM

Plumbing for washing machine.

TENURE

Leasehold. We are advised by the vendor that the property is being sold with the term remaining of a lease which commenced in June 2005 which is for 999 years.

The current service charge is approx. £1300 per year.

The current ground rent is £120 per year.





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MATERIAL INFORMATION

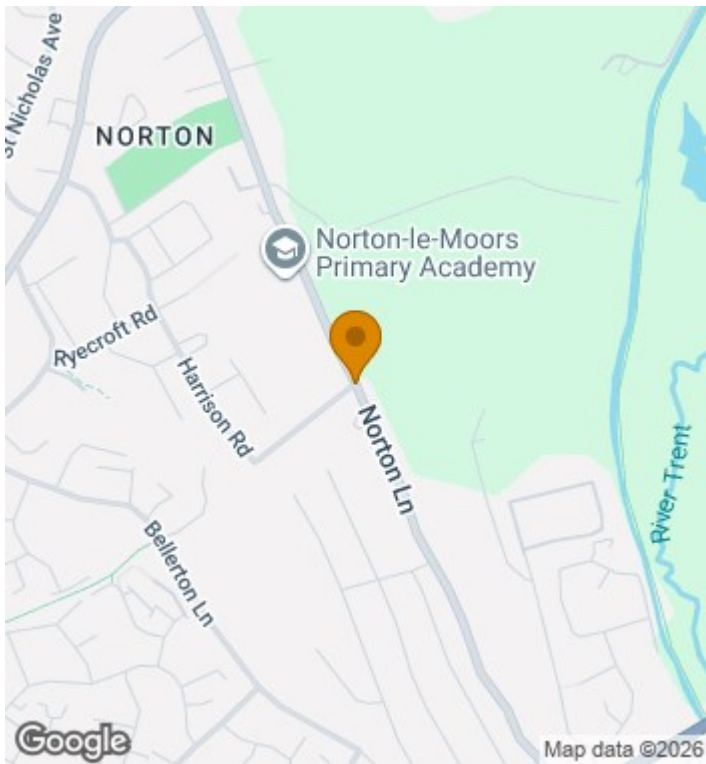
Tenure - Freehold

Council Tax Band - B



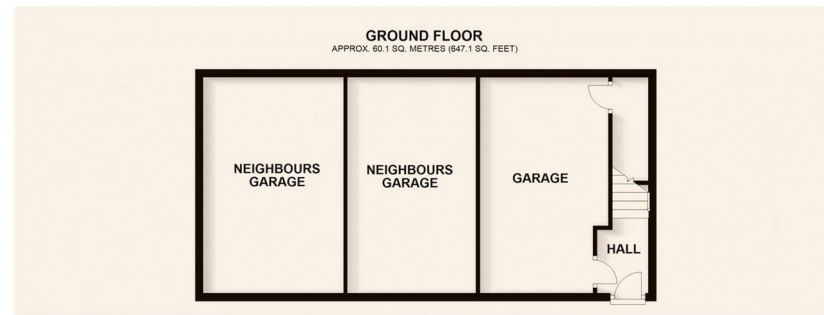
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



TOTAL AREA: APPROX. 120.3 SQ. METRES (1295.2 SQ. FEET)
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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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