



## Flat 16 Fairfax Close, Biddulph, Stoke-On-Trent, Staffordshire, ST8

Asking Price £79,950

- One Bedroom Second Floor Apartment
- Open Plan Lounge Diner
- Modern Kitchen & Bathroom
- Close To Biddulph Town Centre & Local Amenities
- Allocated Parking Space
- Intercom System

# Flat 16 Fairfax Close, Stoke-On-Trent ST8 6ER

This modern apartment has the benefit of an intercom system together with allocated parking and guest parking & is conveniently located for Biddulph town and it's many amenities.

Internally, there is an open plan living room with bay window and dining area which leads round into the kitchen, one double bedroom, storage cupboard and modern bathroom.

Externally there are communal grounds.



Council Tax Band: A



### **Living Area**

14'4" x 12'2"

Open plan with uPVC double glazed bay window. Electric heater. - Size : - 14' 4" x 12' 2" (4.37m x 3.70m)

### **Dining Area**

9'2" x 8'6"

Open plan with uPVC double glazed window. Electric heater. - Size : - 9' 2" x 8' 6" (2.80m x 2.58m)

### **Kitchen**

5'10" x 5'6"

Open plan dining through to the kitchen area with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer & mixer tap. Four ring electric hob with extractor over & electric oven. Space for fridge freezer & plumbing for washing machine. - Size : - 5' 10" x 5' 6" (1.79m x 1.67m)

### **Bathroom**

White bathroom suite comprising panelled bath with shower and screen. Low level wc, pedestal wash hand basin, partially tiled walls, wall mounted electric heater & extractor fan. - Size : -

### **Bedroom**

9'10" x 9'7"

uPVC double glazed window. Electric heater. - Size : - 9' 10" x 9' 7" (3.0m x 2.93m)





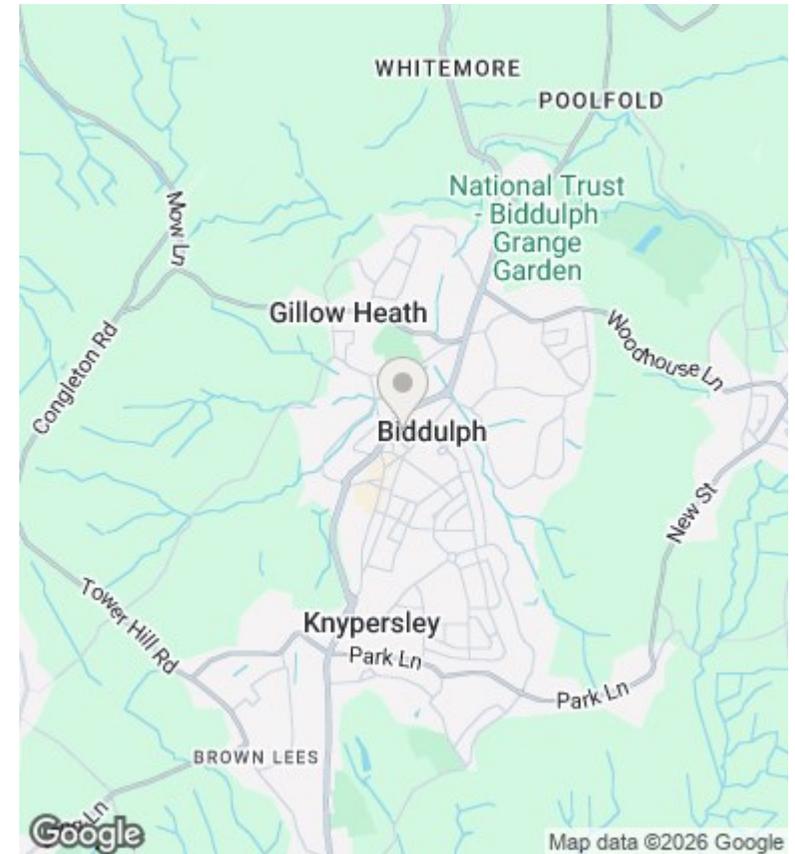
## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

A



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