



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Lock Keepers Way, Stoke-On-Trent, Staffordshire, ST1 3NS

**Offers in the
region of £70,000**

- * DUPLEX APARTMENT * EXCELLENT COMMUTING LINKS
- * POPULAR AND IDEAL LOCATION FOR HANLEY TOWN CENTRE
- * ONE BEDROOM * SHOWER ROOM * OPEN PLAN LIVING SPACE

w: www.keysestateagents.co.uk

Lock Keepers Way, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A one bedroom Duplex apartment that is situated within walking distance of local amenities and within easy access of Hanley city centre and The Potteries towns. The accommodation comprises: Entrance hall, shower room, bedroom and to the first floor, open plan lounge and kitchen area, externally there is off road parking the property also benefits from uPVC double glazing and communal heating gas central heating. EXCELLENT STARTER HOME.

GROUND FLOOR

ENTRANCE HALL

BEDROOM 8'0" x 10'9" (2.44 x 3.29)

Ceiling light point, radiator, store cupboard, uPVC French doors

SHOWER ROOM 7'2" x 6'0" (2.19 x 1.84)

Fitted with a three piece white suite comprises: Separate shower enclosure, pedestal wash hand basin, low level w.c. Plumbing for washing machine, ceiling light point, heated towel rail.

FIRST FLOOR

OPEN PLAN LOUNGE/KITCHEN 14'3" max x 14'3" max (4.35 max x 4.35 max)

Lounge area- ceiling light point, radiator, T.V. aerial point, uPVC Juliet Balcony

Kitchen area- Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, electric hob, space for appliances.

EXTERNALLY

Allocated parking.

LEASHOLD

We understand the property is offered on a leasehold basis (125 year lease, dated from 1st April 2006). We understand from the current vendor, service charges are £171.00 per month which includes utility bills and an annual ground rent of £105. Further information is available and buyers are recommended to confirm all charges via solicitors.

3D 360°
VIRTUAL
TOUR



Available for this property!

To view please look within the menu.



Lock Keepers Way, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be Leasehold.

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone
(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from. Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Lock Keepers Way, Hanley FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required