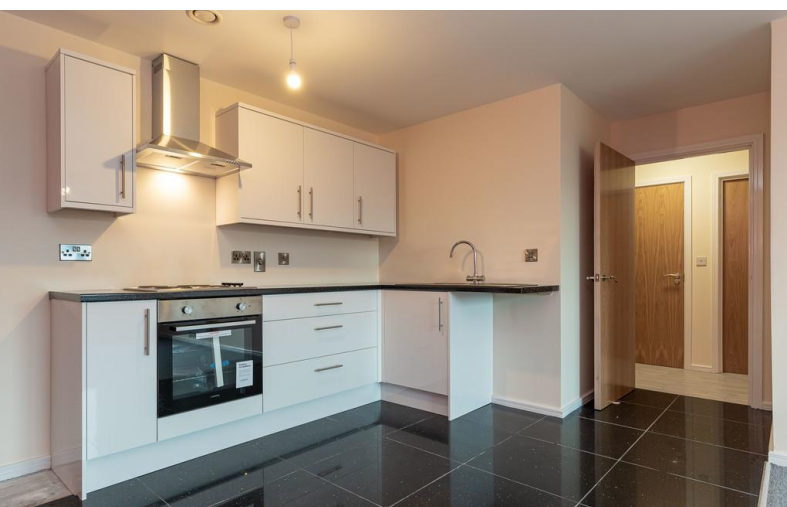


**FOR SALE**



## **Manchester Court, Burslem**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £70,000**



- Ground Floor 2 Bedroom Apartment
- Completely re-furbished throughout
- Open plan Lounge/Kitchen/Diner
- New fitted carpets
- Brand new Kitchen
- Allocated parking
- Ideal Investor/Landlord property

**OVERVIEW**

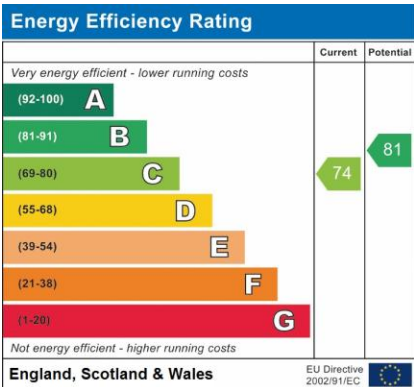
*Martin & Co are delighted to offer "For Sale" this two-bedroom ground floor, open plan apartment having been the subject of complete renovation throughout to include new Kitchen, New Boiler, Newly fitted carpets and redecorated. Offering gas central heating, allocated parking and communal gardens. In brief the accommodation comprises hallway, open-plan lounge/kitchen/diner and two bedrooms. Viewing is highly recommended, ideal opportunity for investor/landlord.*

**ENTRANCE HALL**

Newly fitted carpet, cupboard housing water heater

**OPEN PLAN LOUNGE/KITCHEN/DINER 21' 2" x 15' 6" (6.45m x 4.72m)**

Being open plan incorporating Brand new modern kitchen having built in oven, hob with extractor over, modern work surfaces incorporating sink unit and drainer, tiled flooring.





**BEDROOM ONE 13' 10" x 9' 11" (4.22m x 3.02m)**

Having newly fitted carpet, window. Fitted wardrobe

**BEDROOM TWO 11' 6" x 7' 9" (3.51m x 2.36m)**

Newly fitted carpet, window.

**BATHROOM 9' 11" x 7' 4" (3.02m x 2.24m)**

Brand new bathroom, modern suite comprising panelled bath, low level WC, pedestal wash hand basin and separate shower cubicle, heated towel rail.

**EXTERNALLY**

Secure gated parking with allocated space, communal garden

**NOTE**

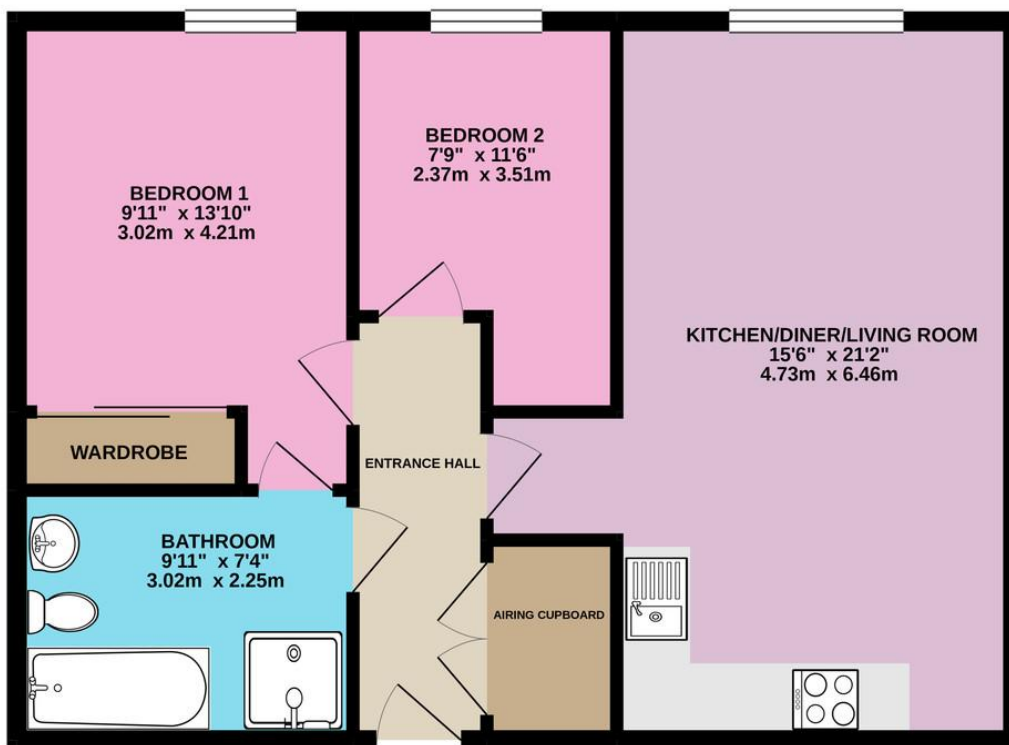
This property is LEASEHOLD with 236 years remaining.

Please note there is a service charge of £100 per month and a £70 per year ground rent.

The service charge covers: building insurance, window cleaning, exterior work to the property, communal area maintenance and cleaning, outside door painting along with outside area maintenance.



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



2-BED, GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by Askey & Sutcliffe Associates Ltd mortgage broker of 58 High Street, Biddulph, Stoke on Trent Staffordshire ST8 6AR. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 418801. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status Minimum age 18.