

Burtree Drive Norton Heights Stoke-On-Trent ST6 8FF



Offers In The Region Of £90,000

FIRST FLOOR APARTMENT with a VIEW-
BEAUTIFULLY PRESENTED all the way through -
TWO BEDROOMS, MODERN BATHROOM & FITTED KITCHEN -
this apartment is ready to move in -
ideal as a STARTER home -
to view you need to pick up the phone -
book yourself an appointment to view -
DEBRA TIMMIS ESTATE AGENTS can arrange this for you.

Are you looking for a modern stylish first floor apartment? Well this opportunity is not to be missed! Whether you are a first time buyer, professional couple or looking to downsize, this beautiful apartment is ready to go. Ideally situated on a popular residential development in Norton Heights, ideally positioned within easy reach of local amenities, schools and excellent commuter links. The accommodation briefly comprising communal entrance area with stairs to the apartment, entrance hallway, open-plan lounge/diner/kitchen, two bedrooms and bathroom. UPVC double glazed windows and gas central heating. Early internal inspection highly recommended.

First Floor

Entrance Hallway

Intercomm system. Radiator. Useful cloaks cupboard with coat hanging rail.

Open-Plan Lounge/Diner/Kitchen



Lounge/Diner Area

Upvc double glazed French door with Juliet balcony. Two radiators. Access to the kitchen area.

Kitchen Area

Well presented fitted kitchen with a range of wall

mounted units, worktops incorporating drawers and cupboards below. Integrated washer/dryer, fridge/freezer, four ring gas hob and built-in oven. Extractor hood. Stainless steel single drainer sink unit, part tiled splash backs. Cupboard housing Ideal gas central heating boiler. Double glazed window.

Bedroom One

Two double glazed windows. Radiator. Two built-in wardrobes.



Bedroom Two

Double glazed window. Radiator.



Bathroom

White suite comprises, panelled bath with mains shower over, pedestal wash hand basin and low level WC. Part tiled splash backs. Double glazed window. Radiator.

lease remaining is approx 135 years. Any interested parties are advised to make their own enquiries as this information could be subject to change.



Externally

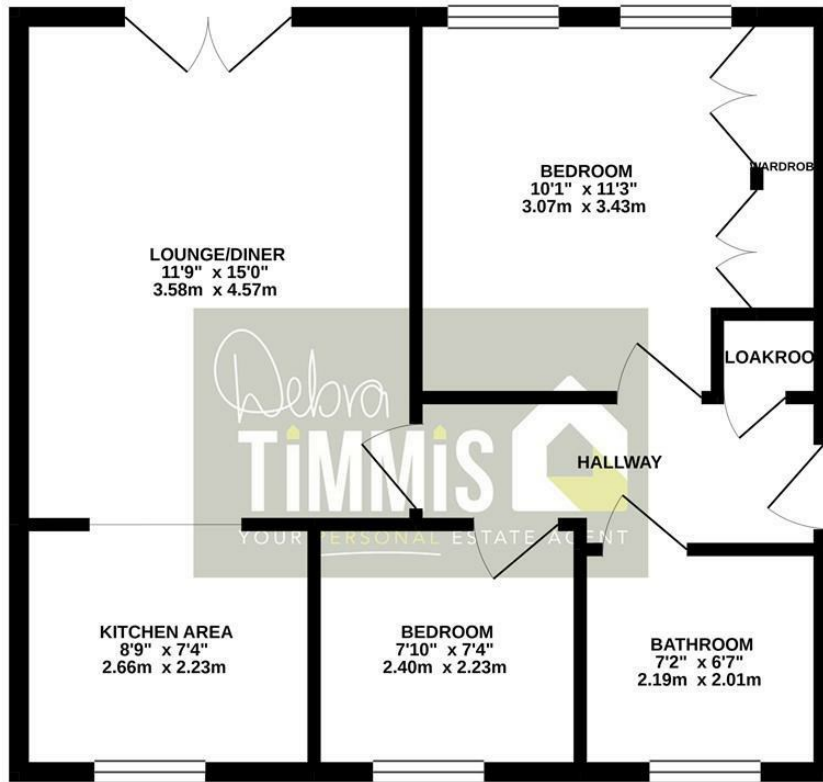
Allocated parking space located at the front of the property together with visitors parking space.

Agents Notes

We understand this is a leasehold property, our client has advised that the ground rent is £200 PA and the service charge is £450. half yearly. The length of the



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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