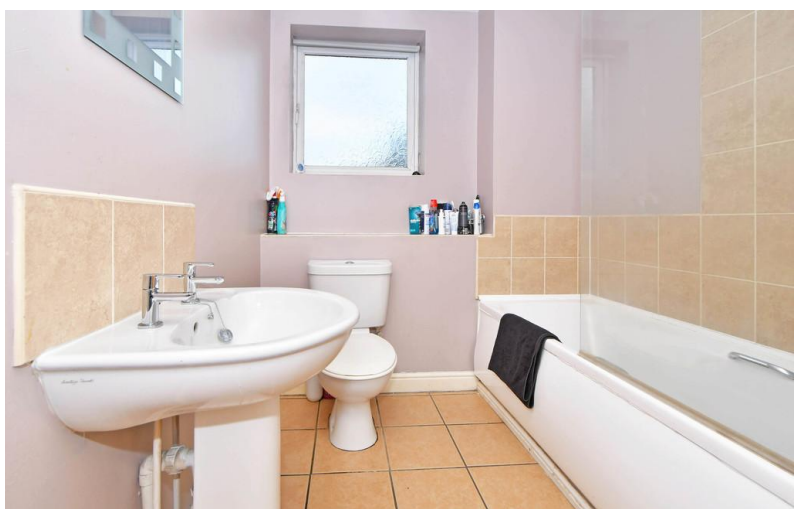


FOR SALE



Palace Court, The Boulevard, Tunstall

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £56,000


MARTIN&CO

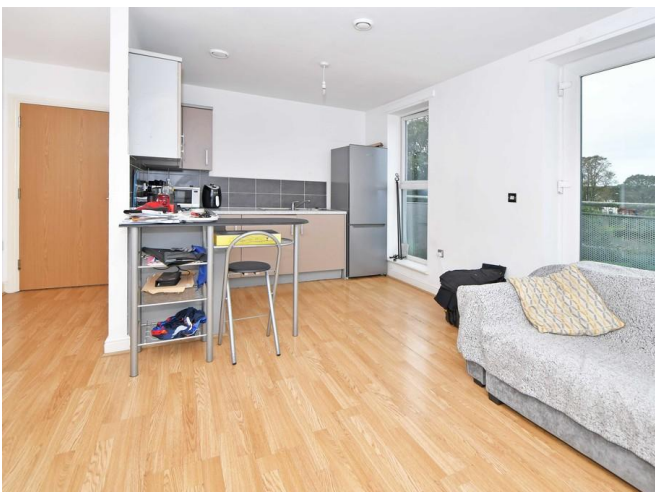


Palace Court, The Boulevard, Tunstall

1 Bedroom, 1 Bathroom

Asking Price Of £56,000

- Modern Apartment
- One Bedroom
- Fitted Kitchen
- Pre Let Investment Opportunity
- Upvc Double Glazing



HALL 12' 1" x 3' 7" (3.68m x 1.09m) Electric wall heater, carpet to floor

BEDROOM 12' 1" x 9' 10" (3.68m x 3m) Upvc double glazed window to the front elevation, electric wall heater, carpet to floor

BATHROOM 9' 10" x 6' 4" (3m x 1.93m) Upvc double glazed window to the side elevation, 3 piece bathroom suite with shower over with screen, built in airing cupboard, part tiled walls, tiled flooring

LOUNG/KITCHEN 17' 5" x 12' 10" (5.31m x 3.91m) Juliet balcony x 2 with French doors, TV aerial point, wood laminate flooring

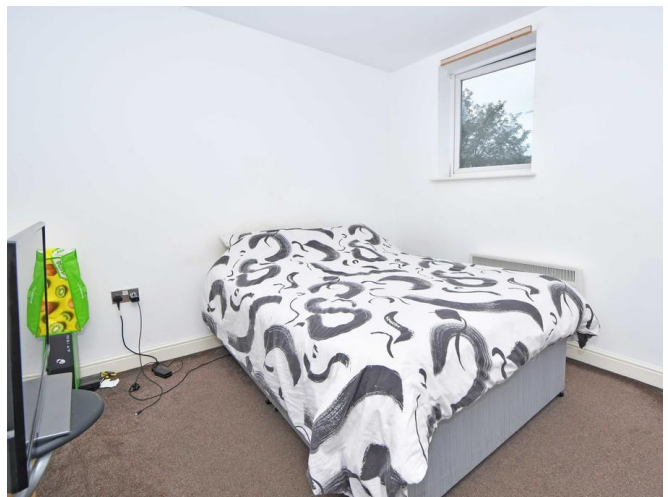
Upvc double glazed window to the front elevation, range of wall and base units with worktops over, breakfast bar area, stainless steel single sink, fridge freezer, integrated washing machine, built in oven and hob,

ALLOCATED PARKING SPACE


LEASEHOLD INFORMATION Service charge: £125 per month (£1,500 per annum)

Ground rent: £200 paid in advance annually on 29 September

Lease: 999 years from 1 January 2005





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



All measurements are approximate and for display purposes only

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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.