

# Tean Hall Mills

Tean, Stoke-on-Trent, Staffordshire, ST10 4FF

John  
German



# Tean Hall Mills

Tean, Stoke-on-Trent, Staffordshire, ST10 4FF

£82,000

**Well-presented second floor apartment situated in the attractive Tean Hall Mills building, set in the heart of Upper Tean within walking distance to a range of amenities.**

Consideration and internal inspection of this delightful apartment is strongly recommended to appreciate its layout and room sizes. Set on the second floor of this Listed building which retains an abundance of features and character, as well as local amenities within walking distance to include a mini-Co-Operative supermarket, Doctor's surgery, independent shops, First School and a Fish and Chips shop.

The towns of Cheadle and Uttoxeter are both within easy commutable distance, as is the A50 dual carriageway, linking the M1 and M6 motorways, plus the cities of Stoke-on-Trent and Derby.

An electronically operated entrance door leads to the communal lobby, where a feature staircase with blue brick steps, plus a lift leads to the second floor. A private entrance door leads to the hall, having a built-in airing cupboard also providing further storage, double-glazed window providing natural light and doors to the well-proportioned accommodation.

The spacious lounge/dining room has dual-aspect windows providing an abundance of light, and the adjoining kitchen area is fitted with a range of base and eye level units with work surfaces over, inset sink unit, fitted electric hob with extractor over and oven under, plus integrated appliances incorporating a fridge-freezer, dishwasher, and washer / dryer.

Completing the accommodation is the double bedroom and the separate fitted bathroom which has a white three piece suite, to include a fitted folding glazed screen above the panelled bath and complimentary tiled splashbacks.

Outside the property has the benefit of an allocated parking space and use of a shared, locked storage room and bin store.

**Tenure:** Leasehold. We understand that there is a 199 year lease which commenced in January 2013. We have been advised that the service charges and ground rent is £2020 per annum (from end of June 2022 onwards). (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The property has electric heating.

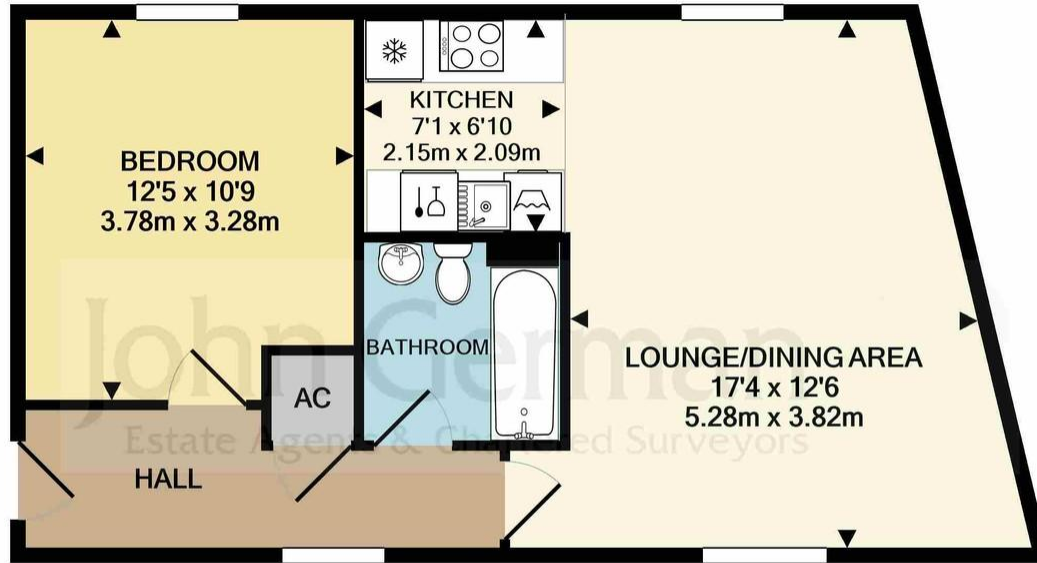
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/05012021 JGB/13122021

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band A







Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76   c  | 79   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

