



**Topgate Drive
Stoke-on-Trent
Staffordshire
ST1 3SG**

Offers in Excess of £70,000

bettermove

Topgate Drive Stoke-on-Trent

Bettermove are proud to present this 2 bedroom flat in Stoke-on-Trent available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 125 years from 1st April 2006 on the lease; the ground rent is £130 per annum and the service charge is £355 from 1st July 2023 per month which includes water rates, electricity, gas, service charges, building insurance, maintenance of communal areas and boiler maintenance.

The interior of this beautifully presented property comprises a spacious open plan living room and fitted kitchen on the second floor. The first floor consists of 2 spacious bedrooms and the family bathroom on the lower level of the flat.

Located in the popular town of Stoke-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stoke-on-Trent Train Station, the A52, and many local buses.

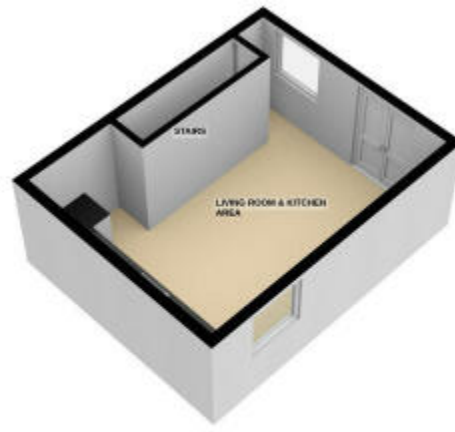
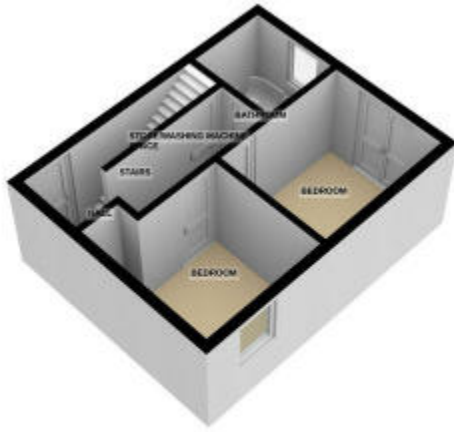
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	74
(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	



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