



Stamer House,
Penkhull



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£105,000

A well presented two bedroom second floor apartment offered with no upward chain, located in a popular residential area, ideally situated close to Royal Stoke University Hospital and within easy reach of both Newcastle-under-Lyme town centre and Hanley city centre. The property offers well proportioned accommodation throughout and will appeal to a wide range of buyers, making it an excellent opportunity for both buy-to-let investors and owner occupiers. Externally, the development benefits from a communal residents' parking area located to the side of the building, providing convenient off-road parking. A fantastic opportunity to acquire a well located apartment in a popular area with excellent access to local amenities, transport links and major employers.





Entrance Hallway

Electric wall heater, access to loft area providing useful storage.

Store

Water tank system, space for condensing dryer.

Bedroom 1

4.05m x 2.69m (13' 3" x 8' 10") Double glazed window to the front, electric wall heater.

Bedroom 2

4.06m x 2.40m (13' 4" x 7' 10") Double glazed window to the front, electric wall heater.

Bathroom

1.76m x 2.56m (5' 9" x 8' 5") Bathroom suite comprising of panelled bath with shower above, WC and hand wash basin. Part tiled walls, heated towel rail, tiled floor, extractor fan, electric wall heater.

Living Room

5.11m x 2.77m (16' 9" x 9' 1") Electric wall heater, double glazed french doors with Juliet balcony to the front.



Kitchen

2.13m x 3.30m (7' 0" x 10' 10") Fitted with a range of wall, base and drawer storage units, double glazed window to the side, stainless steel sink and drainer unit with mixer tap, fitted oven with a extractor fan above, integral appliances including fridge, freezer, dishwasher and washing machine.

Agents Notes

Leasehold Date : 22 September 2006

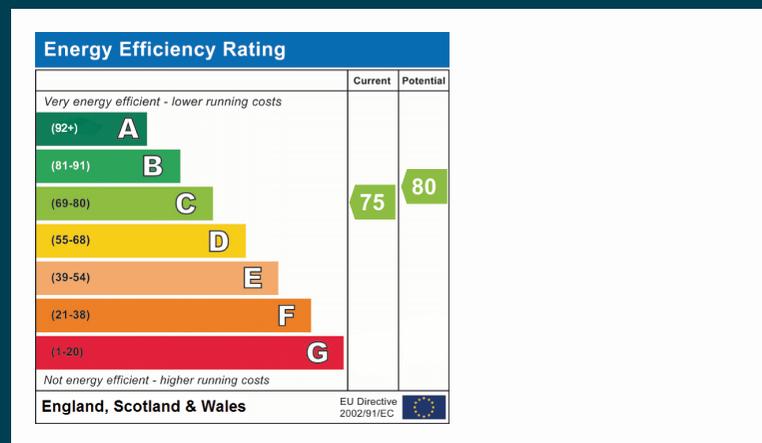
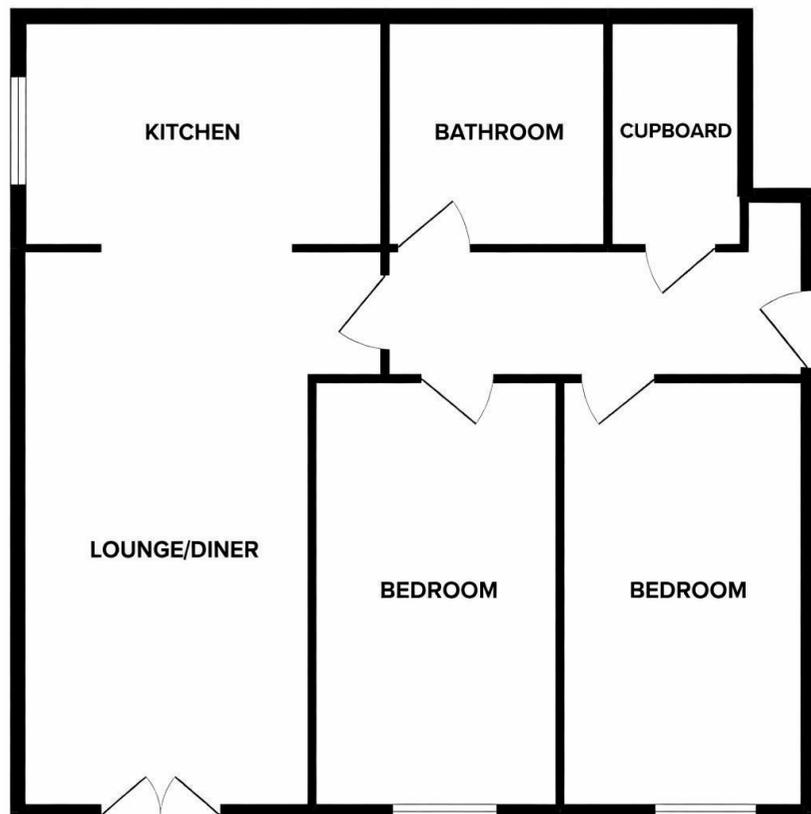
Term : 999 years from 1 January 2005

We understand the current service charge is £92 per month. Buyers are advised to confirm this via a solicitor.

Stoke-on-Trent council tax band A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.