



Bellingham Grove,  
Sneyd Green



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £60,000

First floor flat, situated on the Edge of Central Forest Park, convenient for access into Hanley City Centre. The property benefits from an allocated parking space and a generous loft space which is boarded with ladder and light, providing ample storage. The property is offered with no chain involvement and viewing is recommended.





## Ground Floor

Entered through the front door, stairs access to the flat.

## First Floor

### Landing

Storage heater, access to rooms and carpet flooring.

### Lounge

3.72m x 3.59m (12' 2" x 11' 9") A sliding door with Juliet balcony and carpet flooring.

### Kitchen

2.78m x 2.09m (9' 1" x 6' 10") A range of wall and base units with worktops, oven and electric hob with extractor over, stainless steel sink basin, plumbing for a washing machine, space for a fridge/freezer, window and tiled flooring.

## Bedroom

3.56m x 3.03m (11' 8" x 9' 11") A window to the front, storage heater and carpet flooring.

## Bathroom

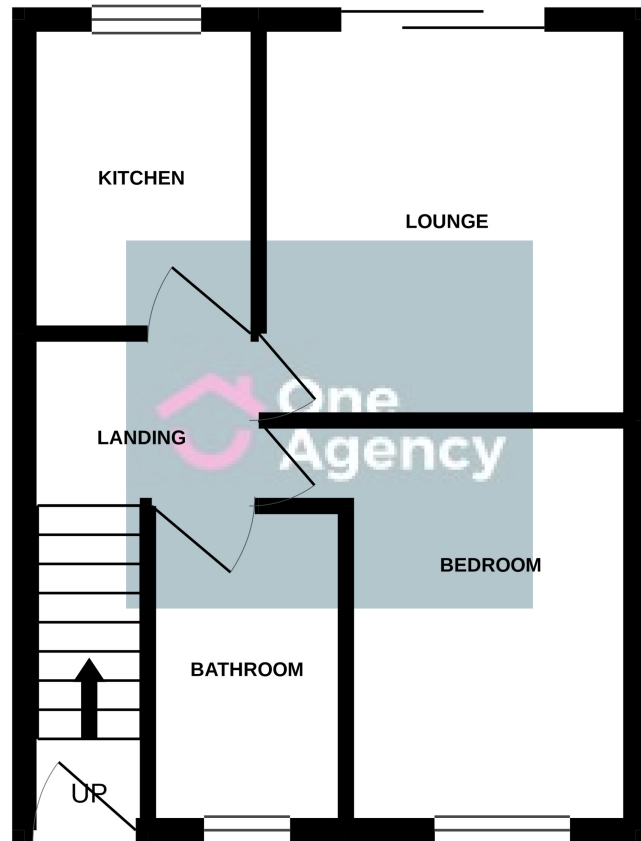
2.59m x 1.61m (8' 6" x 5' 3") A bath with shower unit, pedestal hand wash basin, low level w/c, tiled walls, storage cupboard and tiled flooring.

## External

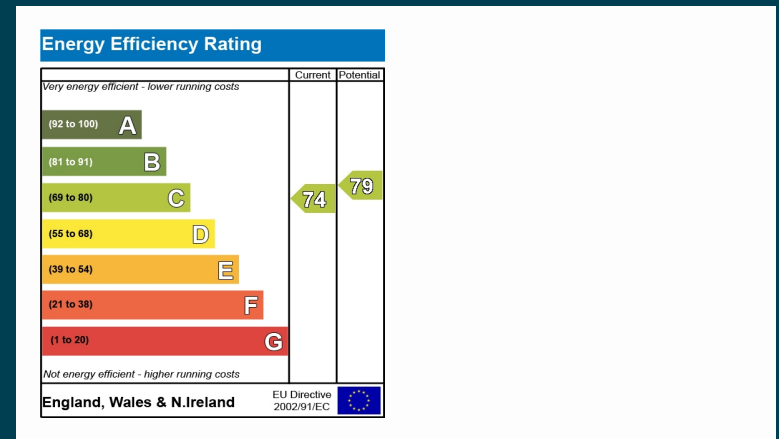
One allocated parking space to the front of the property.

## Agents Notes

Leasehold property and we understand the current annual service charge is £700 and the annual ground rent is £400. There is a 999 year lease which commenced in 1994.



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.  
Made with Metropix ©2021



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

01782 970222

hello@oneagencygroup.co.uk

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.