



Baskeyfield House,  
Angels Way



**OneAgency**

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# £55,000

An opportunity to purchase a second floor two bedroom flat within a retirement complex for over 55's. 75% SHARED OWNERSHIP. Baskeyfield House is located in Middleport and has lots of amenities for residents to use such as a restaurant, hairdressers, shop, communal areas and games room. We understand costs covering maintenance, service charge is approximately £561 per month. No Chain! Viewing is highly advised!





#### Communal Entrance

A reception area with access to communal facilities including cafe/restaurant, seating areas and games room.

#### Second Floor

##### Hallway

Storage cupboard, under floor heating and carpet flooring.

##### Lounge

4.68m x 3.81m (15' 4" x 12' 6") Double glazed windows, under floor heating and carpet flooring.

##### Kitchen

3.77m x 2.25m (12' 4" x 7' 5") A range of wall and base units with worktops, stainless steel sink basin, integral oven, electric hob with extractor hood over, plumbing for a washing machine and space for a fridge/freezer.

##### Bedroom One

4.63m x 2.79m (15' 2" x 9' 2") A double glazed window, under floor heating and carpet flooring.

##### Bedroom Two

3.44m x 2.87m (11' 3" x 9' 5") A double glazed window, under floor heating and carpet flooring.

##### Shower Room

2.95m x 2.30m (9' 8" x 7' 7") A walk in shower unit with glass screen, hand wash basin, low level W/C, under floor heating and tiled flooring.

##### External

Communal lawned gardens, patio areas and parking for residents.

#### AGENTS NOTES

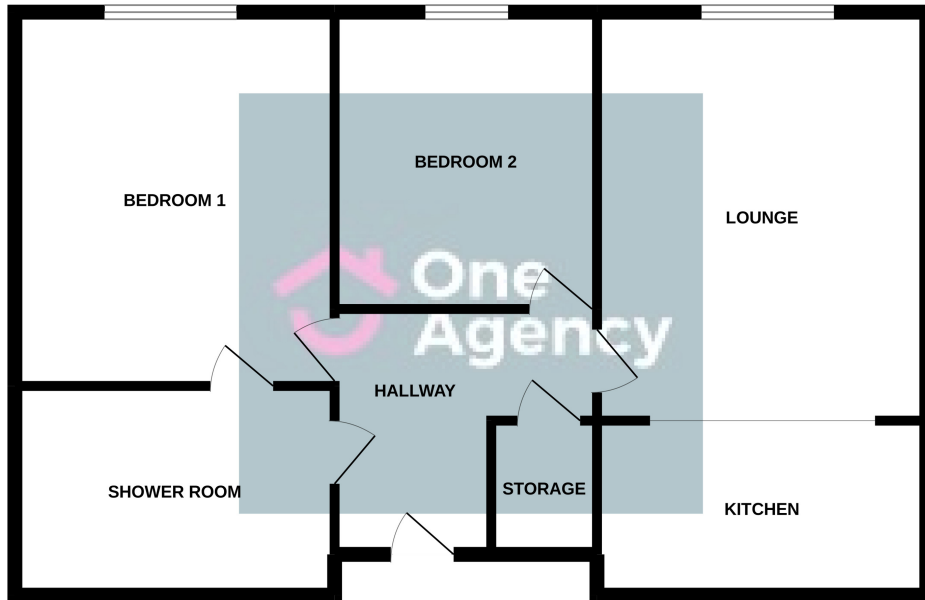
We understand the property is a 75% shared ownership. The service charges are approximately £561 per month. We would advise to confirm this with a solicitor.

We understand that the lease is 99 years from and including the 1st of August 2015. We would advise all potential buyers to conduct their own investigations regarding this.


The council tax band is B. The local authority is Stoke-on-Trent.



## SECOND FLOOR



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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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.