



**Windsor Court
Sunny Bank
Stoke-on-Trent
Staffordshire
ST6 3NZ**

Offers in Excess of £68,000

bettermove

Sunny Bank Stoke-on-Trent

Bettermove are proud to present this 2 bedroom flat in the sought after area of 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.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 132 years remaining on the lease; the ground rent is £265 per annum and the service charge is £800 per annum.

The interior of this well presented property comprises a spacious and open plan living space with the fitted kitchen, bathroom and two bedrooms on the first floor of the building. The exterior boasts a well maintained communal garden, perfect for enjoying the summer months.

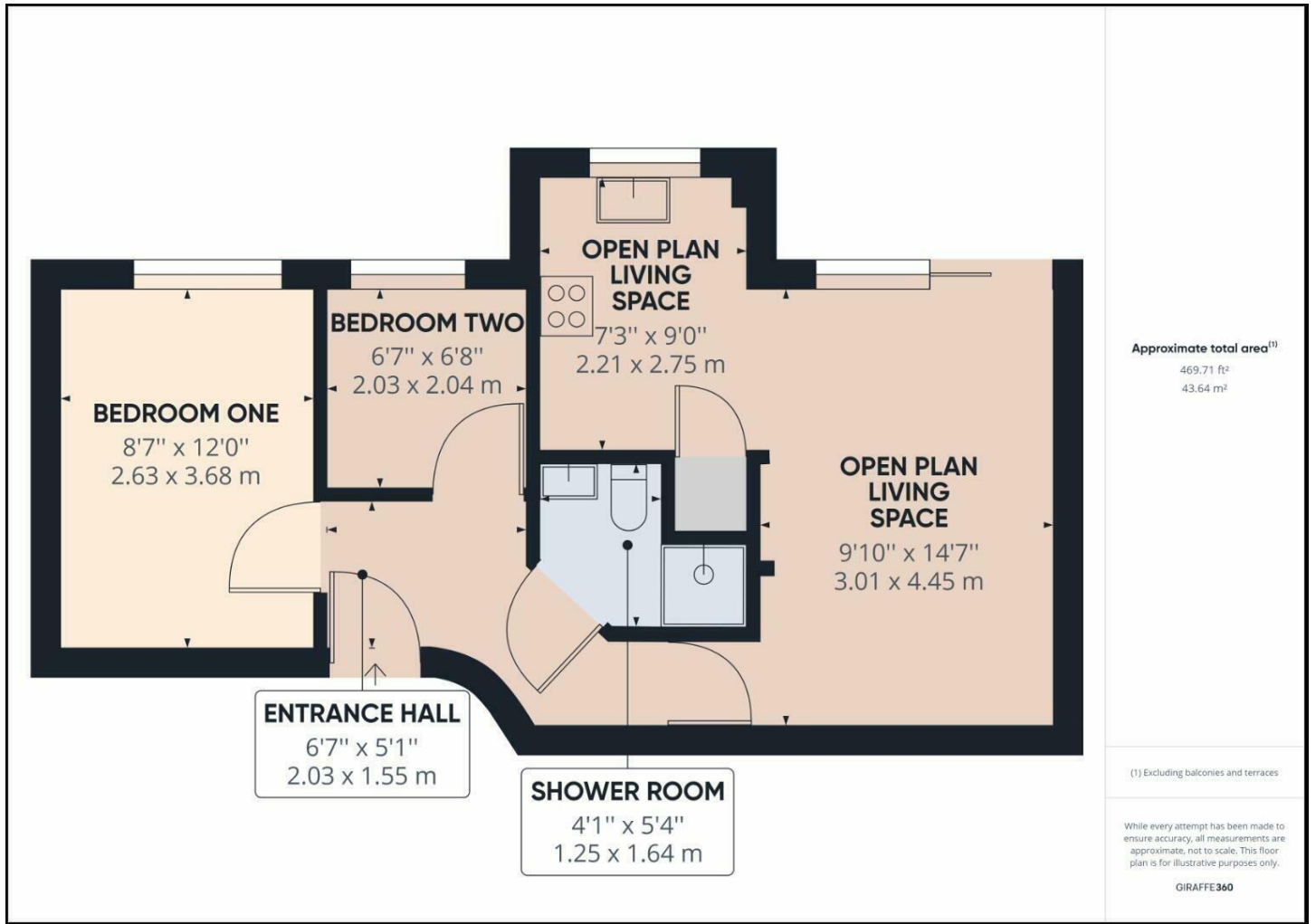
Located in the popular town of Stoke-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Longport Train Station, the A53 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

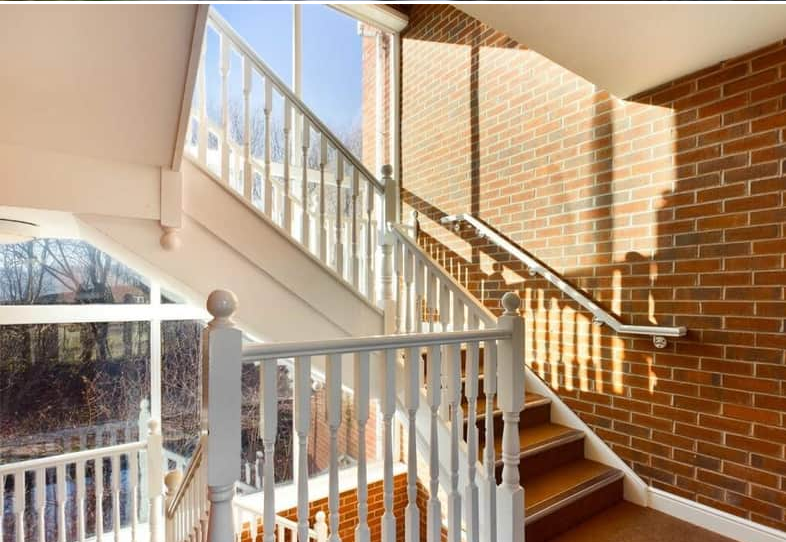
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.





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