



Greenhead Street,
Burslem, Stoke-on-
Trent



OneAgency

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Offers in the Region of £85,000

Exceptionally well presented ground floor apartment, situated on a modern development convenient for access to the A500. The accommodation offers an open plan living / kitchen / dining area and a spacious bathroom with separate shower cubicle. Viewing of this property which is offered with no chain involvement is highly recommended.





ENTRANCE HALLWAY

Laminate flooring, intercom system, radiator.

BUILT IN STORAGE

With plumbing for automatic washing machine, laminate flooring.

BATHROOM

2.69m max x 3.37m max (8' 10" x 11' 1") Frosted double glazed window, bathroom suite comprising of panelled bath, separate shower cubicle with mains shower, hand wash basin and WC, radiator, part tiled walls,

BEDROOM TWO

2.74m x 2.64m (9' 0" x 8' 8") Double glazed windows, radiator.

BEDROOM ONE

2.75m x 3.29m (9' 0" x 10' 10") Double glazed window, radiator.

OPEN PLAN LIVING/DINING/KITCHEN AREA

LIVING/DINING AREA

4.63m x 3.92m (15' 2" x 12' 10") Double glazed windows, two radiators.

KITCHEN AREA

2.39m x 2.19m (7' 10" x 7' 2") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, wall mounted Potterton boiler, laminate flooring.

OUTSIDE

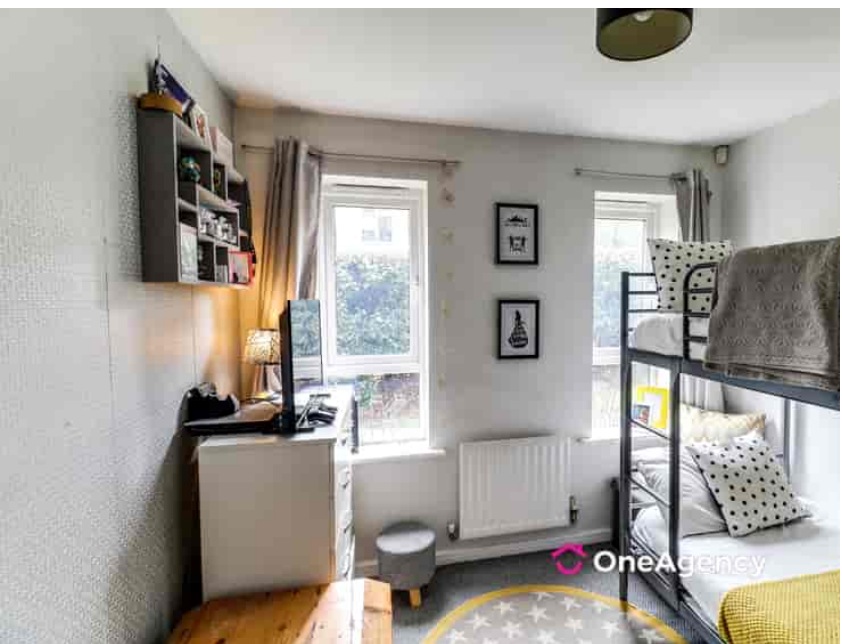
Allocated parking (366)

AGENTS NOTES

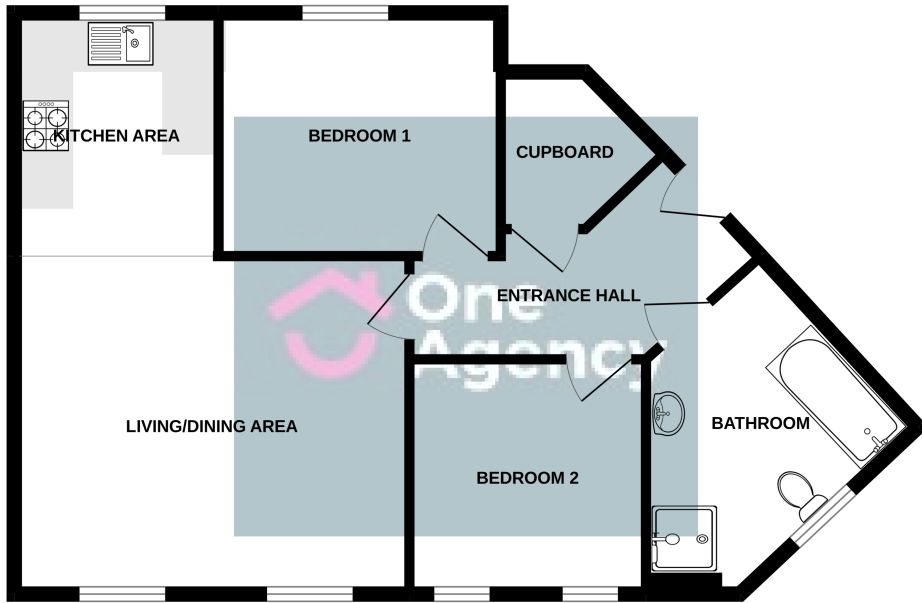
Council Tax Band B
Stoke on Trent Local Council

Leasehold property and we understand the lease is 250 years dated from 1st January 2006.

We also understand the current service charge is approximately £140 per month and the ground rent is £75 twice yearly, every 6 months. Buyers are advised to confirm this information via their solicitor.



GROUND 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) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.