



Trentley Road,
Trentham



OneAgency

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Offers in Excess of £100,000

Ground floor apartment situated in a sought after location, close to Trentham Gardens & Shopping Village. The property has recently undergone a course of refurbishment and now provides well presented accommodation, ready to move straight into with no chain involvement.





ENTRANCE PORCH

Access to front.

LIVING ROOM

4.55m x 3.33m (14' 11" x 10' 11") Radiator, double glazed window to front, built in storage.

KITCHEN

2.70m x 2.58m (8' 10" x 8' 6") Fitted kitchen with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, double glazed window to rear, double glazed door to rear, radiator, fitted oven and hob with extractor fan above, built in storage.

INNER LOBBY

Built in storage area.

BEDROOM ONE

4.24m x 3.15m (13' 11" x 10' 4") Double glazed window to front, radiator.

BEDROOM TWO

3.03m x 2.67m (9' 11" x 8' 9") Double glazed window to front, radiator.



BATHROOM

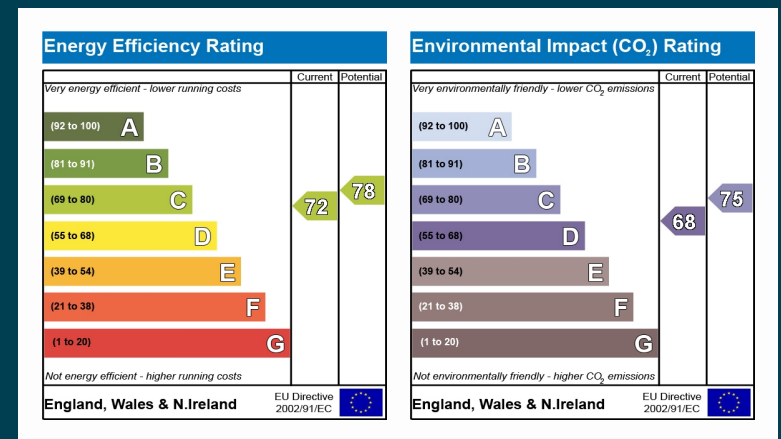
1.94m x 1.85m (6' 4" x 6' 1") Bathroom suite comprising of panelled bath with shower over, WC and pedestal wash hand basin, double glazed frosted window to rear, built in storage with Worcester boiler, heated towel rail, part tiled walls.

OUTSIDE

Off road parking, garage and gardens.

AGENTS NOTES

Leasehold property with 125 year lease from and including 25th March 2018. We understand the managements for the ground rent for the period 26-3-19 to 25-3-20 was £125.00, and the Insurance renewal for the period 23-3-20 to 22-3-21 was £392.53. Copy of the title plan is available on request.



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.