



Robinson Court,
Sytchmill Way,
Stoke-on-Trent



OneAgency

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Offers in Excess of £70,000

Modern first floor apartment, with allocated parking space. The property is located close to Burslem town centre and offers nearby access to the A500. Considered an ideal investment or first time buy and is offered with no chain involvement.





ENTRANCE HALLWAY

Built in storage with plumbing for automatic washing machine, vinyl flooring, radiator.

SHOWER ROOM

Shower cubicle with mains shower, WC and hand wash basin, radiator, double glazed frosted window, vinyl flooring.

BEDROOM

3.03m max x 4.23m max (9' 11" x 13' 11")
Double glazed windows, radiator.

OPEN PLAN LIVING ROOM/KITCHEN

Double glazed windows, Juliette balcony with french doors, two radiators, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, wall mounted Potterton boiler, radiator..

LIVING AREA

4.81m max x 4.76m max (15' 9" x 15' 7")

KITCHEN

2.10m x 2.02m (6' 11" x 6' 8")

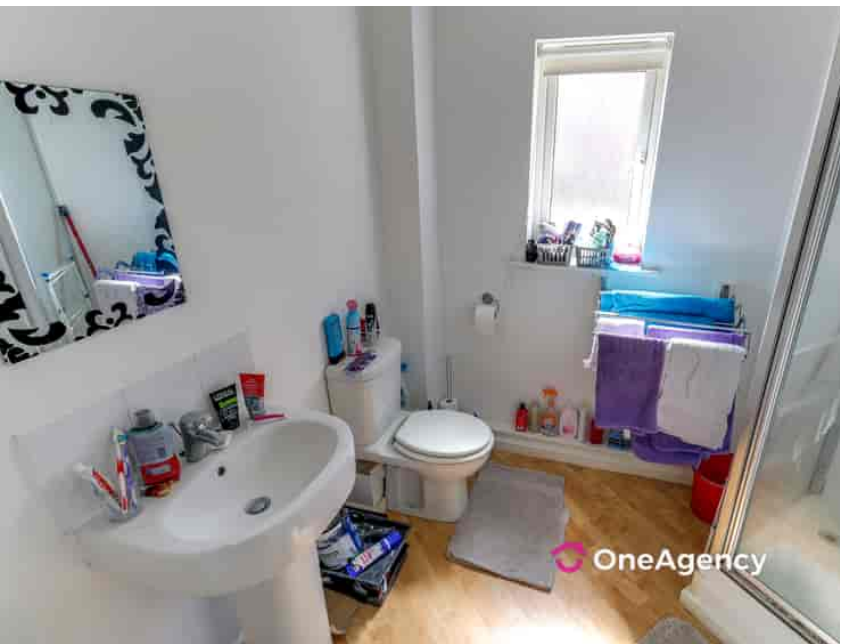
OUTSIDE

One allocated parking space..

AGENTS NOTES

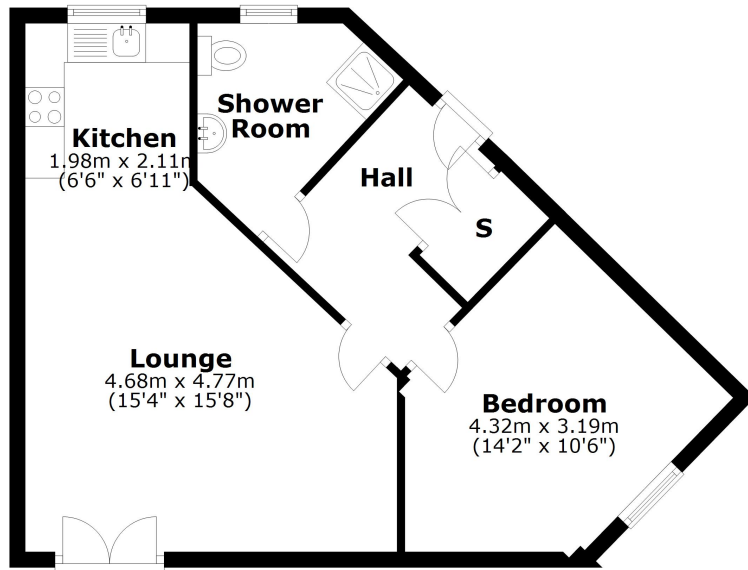
We understand the annual service charge is approximately £1,500 (we have asked the vendor to confirm the most recent figure). We also understand the annual ground rent is £65 per annum and the lease is 250 years from the 1st January 2006.

Council tax Band A Stoke on Trent Council.



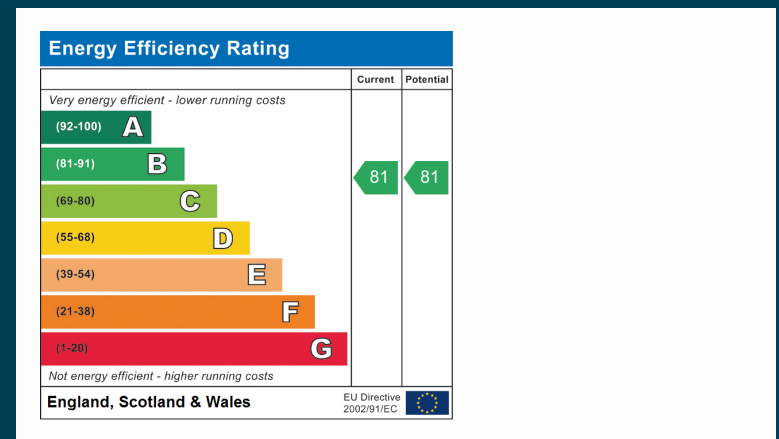
Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 47.5 sq. metres (511.7 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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.