



Trent Bridge Close,
Trentham



01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £130,000

A well presented two bedroom first floor apartment, located in the highly desirable location of Trentham with excellent links to the M6 & A50. The property offers well presented accommodation with parking. An ideal opportunity for either landlords or owner occupiers.





Entrance Hallway

Hallway, radiator, built in storage areas.

Living Room

4.45m x 4.16m (14' 7" x 13' 8") Radiator, double glazed french doors, radiator with juliet balcony.

Kitchen

3.26m x 1.89m (10' 8" x 6' 2") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, integral fitted fridge and freezer, integral wash machine. Wall mounted Baxi boiler, double glazed window, vinyl floor, stainless steel sink and drainer unit with mixer tap.

Bedroom 1

4.20m x 2.99m (13' 9" x 9' 10") Double glazed window, radiator, fitted wardrobes.

Bedroom 2

3.02m x 2.60m (9' 11" x 8' 6") Double glazed window, radiator.

Bathroom

2.05m x 1.90m (6' 9" x 6' 3") Bathroom suite comprising panelled bath with shower over, WC & pedestal wash hand basin, radiator, part tiled walls.

Outside

Communal residents off road parking.

AGENTS NOTES

The leasehold began on 1st January 2004 with 999 years..

We understand the most recent ground rent was £259.29 per annum and we understand the service charges for 2025 are £1430.67 per annum. Buyers are advised to check this information via solicitors.

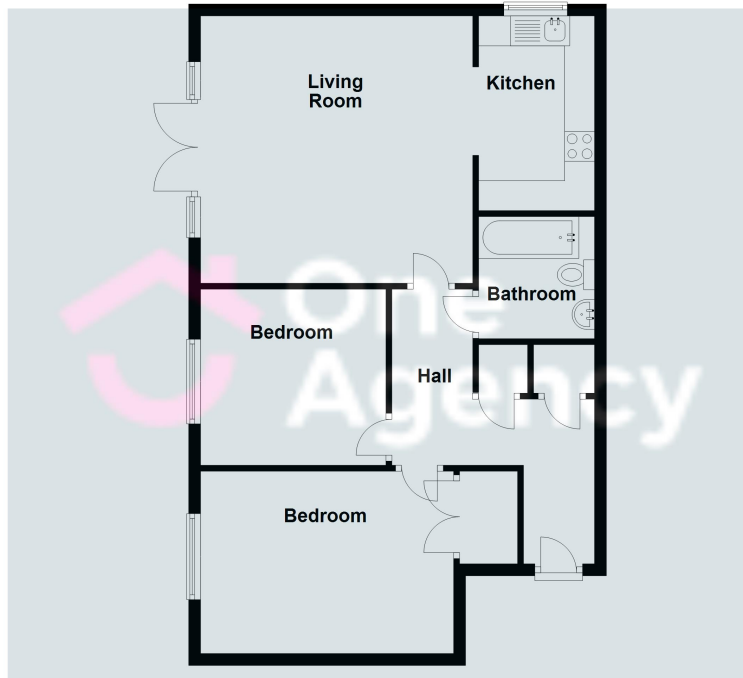
The council tax band is A.

The local authority is Stoke-on-Trent.



Ground Floor

Approx. 67.0 sq. metres (720.9 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	82
(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	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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.