



Congreve Road,  
Blurton,  
Staffordshire



**OneAgency**

01782 970222

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£69,500

Well presented first floor flat with communal parking. The property is considered ideal for those looking for low maintenance accommodation and is considered ideal for both owner occupiers and landlords.





#### ENTRANCE HALL

Laminate floor, electric wall heater.

#### BEDROOM

3.55m x 3.46m (11' 8" x 11' 4") Double glazed window.

#### LIVING ROOM

4.23m x 4.26m (13' 11" x 14' 0") Double glazed window, electric wall heater, built in storage area.

#### KITCHEN

3.02m x 2.13m (9' 11" x 7' 0") Double glazed window, fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, extractor fan, part tiled walls, plumbing for automatic washing machine,

#### BATHROOM

Double glazed frosted window, bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, part tiled walls, electric wall heater, airing cupboard

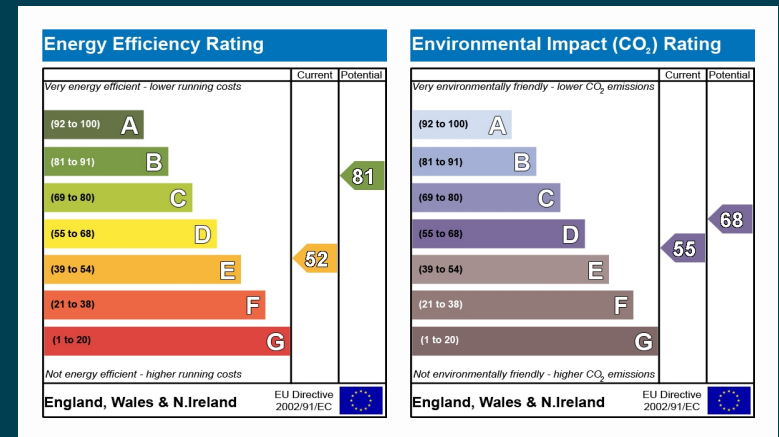
#### OUTSIDE

Communal parking.

#### Agents Notes

Leasehold property with 999 year lease dated from December 1998. We understand from the seller the total charges are approximately £60 per month but would recommend potential buyers confirm this via their solicitor.





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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.