



Oak House, Birches Head

 **OneAgency**

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£75,000

A very well presented second floor two bedroom apartment in a popular location. The property is within minutes of Hanley Town Centre and close to commuter links. The property compromises of a hall, lounge, kitchen, two bedrooms, shower room and storage cupboard. The ground rent and management fees for 2021 have been paid and are not due until January 2022. No Chain!





Communal Entrance

A fobbed entrance into the communal hallways with access to stairs for the apartment.

Second Floor

Hallway

Entered through the front door, storage heater and carpet flooring.

Lounge

5.81m x 3.26m (19' 1" x 10' 8") Double glazed windows to the front elevations, storage heater and carpet flooring.

Kitchen

2.18m x 1.98m (7' 2" x 6' 6") A range of fitted wall and base units with worktops, stainless steel sink basin, oven and electric hob with hood over, plumbing for a washing machine, double glazed window to the rear elevation and laminate flooring.

Bedroom One

3.25m x 2.69m (10' 8" x 8' 10") Fitted wardrobe units, double glazed window to the front elevation, storage heater and carpet flooring.



Bedroom Two

2.46m x 2.39m (8' 1" x 7' 10") A double glazed window to the rear elevation, storage heater and carpet flooring.

Shower Room

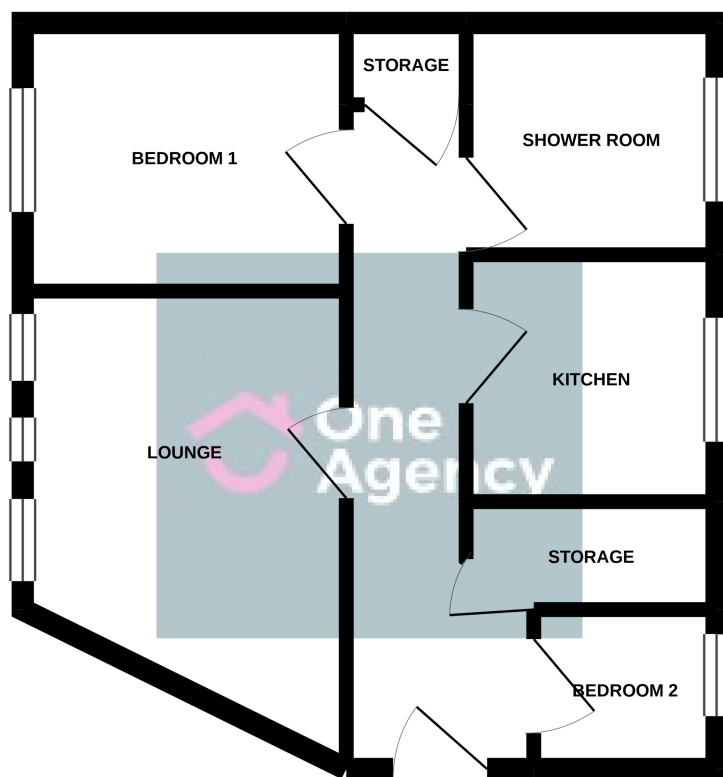
2.05m x 1.94m (6' 9" x 6' 4") A walk in shower unit, pedestal hand wash basin, W/C, towel radiator and double glazed window to the rear elevation,

External

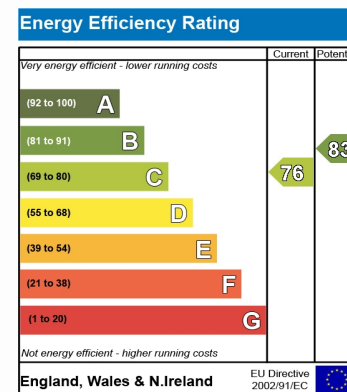
Security fob access to the apartments.

AGENTS NOTES

We understand there is one allocated parking space to the apartment. It is currently undergoing some works which the management company expect to be completed before completion of a sale.



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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