



**St Andrews Square
Stoke-on-Trent
Staffordshire
ST4**

Offers In Excess Of £76,000

bettermove

St Andrews Square Stoke-on-Trent

Bettermove are proud to present this 2 bedroom flat in Stoke-on-Trent. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space.

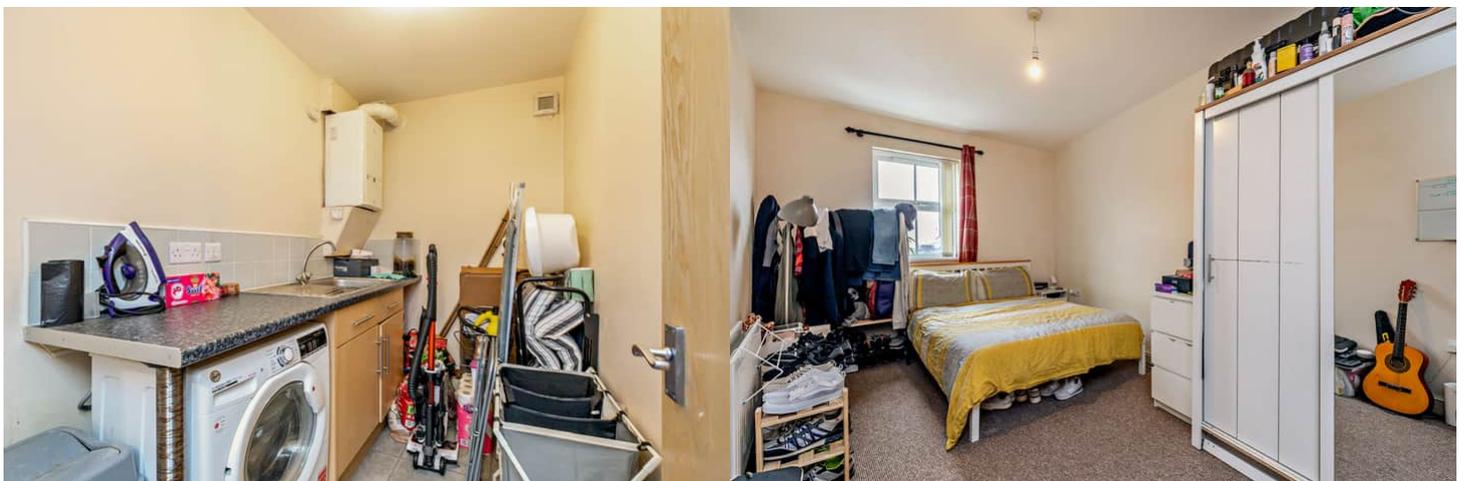
The council tax band is B.

This is a leasehold property with 950 years remaining on the lease; the ground rent is £240pa and the service charge is £1,000pa.

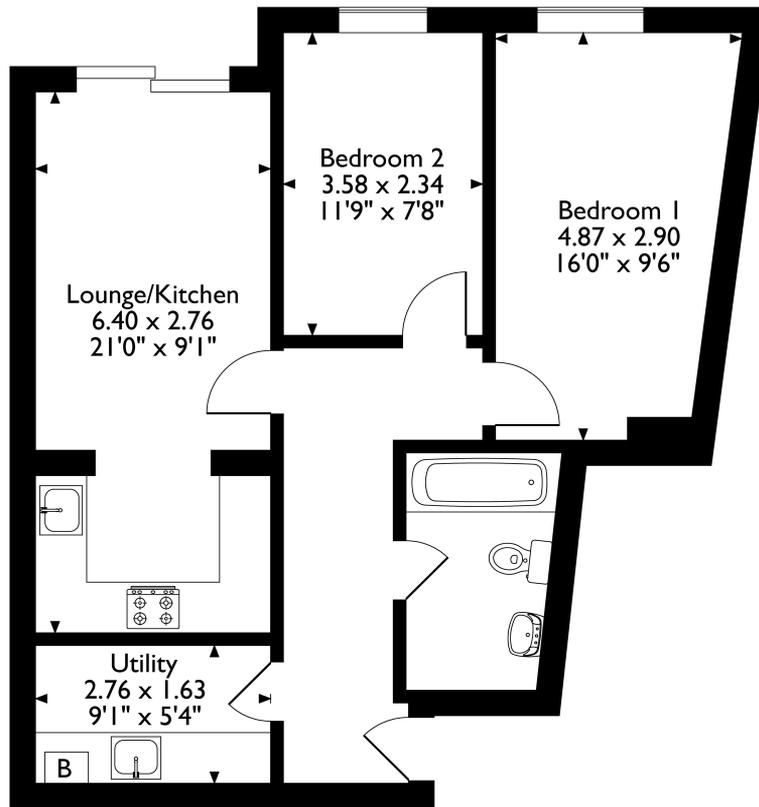
The interior of this beautifully presented property comprises a spacious living and dining room and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular city of Stoke-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stoke-on-Trent train station (0.7 miles), various bus stops and the M6.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Fairways House, St. Andrews Square, Stoke-on-Trent
 Approximate Gross Internal Area
 59 Sq M/635 Sq Ft



Basement/Street Level Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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