



Ash House,
Birches Rise,
Birches Head



OneAgency

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£80,000

A well presented ground floor apartment with two bedrooms in a popular location within minutes from Hanley Town Centre. The property is well presented throughout, featuring an en suite to the master bedroom and is considered ideal for first time buyers or for a buy to let.





Communal Entrance

Entered through a locked door into the communal hall with stairs leading to apartments.

Ground Floor Apartment

Hallway

Entered through the front door, storage cupboard, electric radiator and carpet flooring.

Lounge/Diner

4.19m x 2.98m (13' 9" x 9' 9") Open plan layout with french doors, electric radiator and carpet flooring.

Kitchen

2.96m x 2.09m (9' 9" x 6' 10") A range of wall and base units with worktops, sink basin unit with mixer tap, oven and electric hob with hood over, plumbing for a washing machine, space for a fridge/freezer, double glazed window and lino flooring.

Bedroom One

3.36m x 3.18m (11' 0" x 10' 5") A double glazed window, fitted wardrobe, en suite, electric radiator and carpet flooring.

En Suite

1.61m x 1.36m (5' 3" x 4' 6") A walk in shower unit with rainfall shower, pedestal hand wash basin, w/c, electric chrome towel radiator, tiled walls and flooring.

Bedroom Two

2.37m x 2.31m (7' 9" x 7' 7") A double glazed window, radiator and carpet flooring.

Bathroom

2.29m x 1.70m (7' 6" x 5' 7") A white suite comprising of a bath with overhead shower unit, pedestal hand wash basin, w/c, electric radiator, double glazed window and lino flooring.

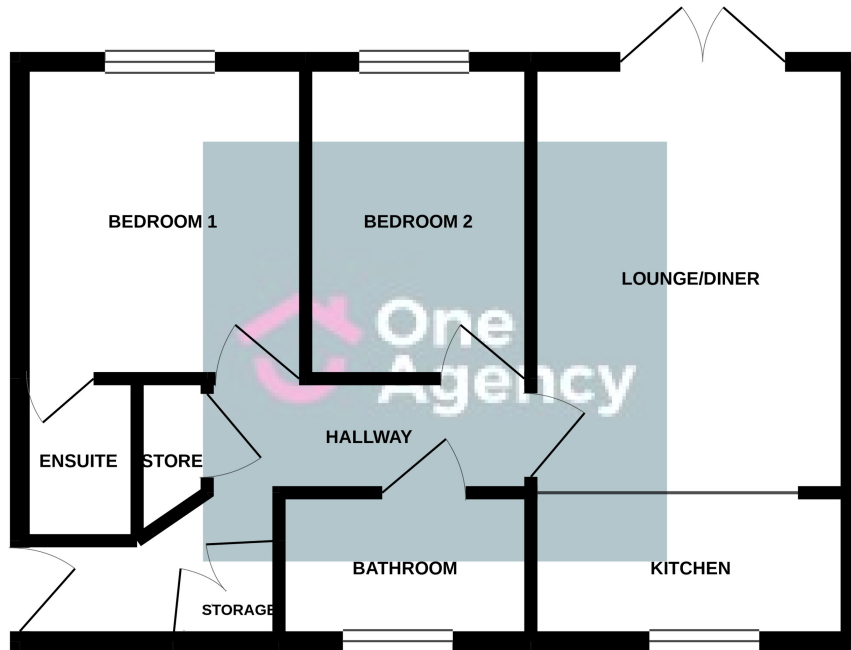
External

Locked access to the apartment building, allocated parking space and communal gardens maintained by the management company.

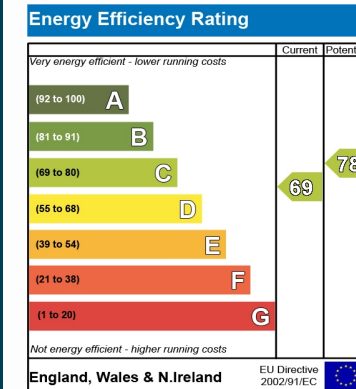
Leasehold

There is a 236 year lease remaining on the apartment. The charges including ground rent and maintenance was £819.51 per annum for 2021.

GROUND FLOOR



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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