



Tolkien Way, Hartshill,  
Stoke-on-Trent



**OneAgency**

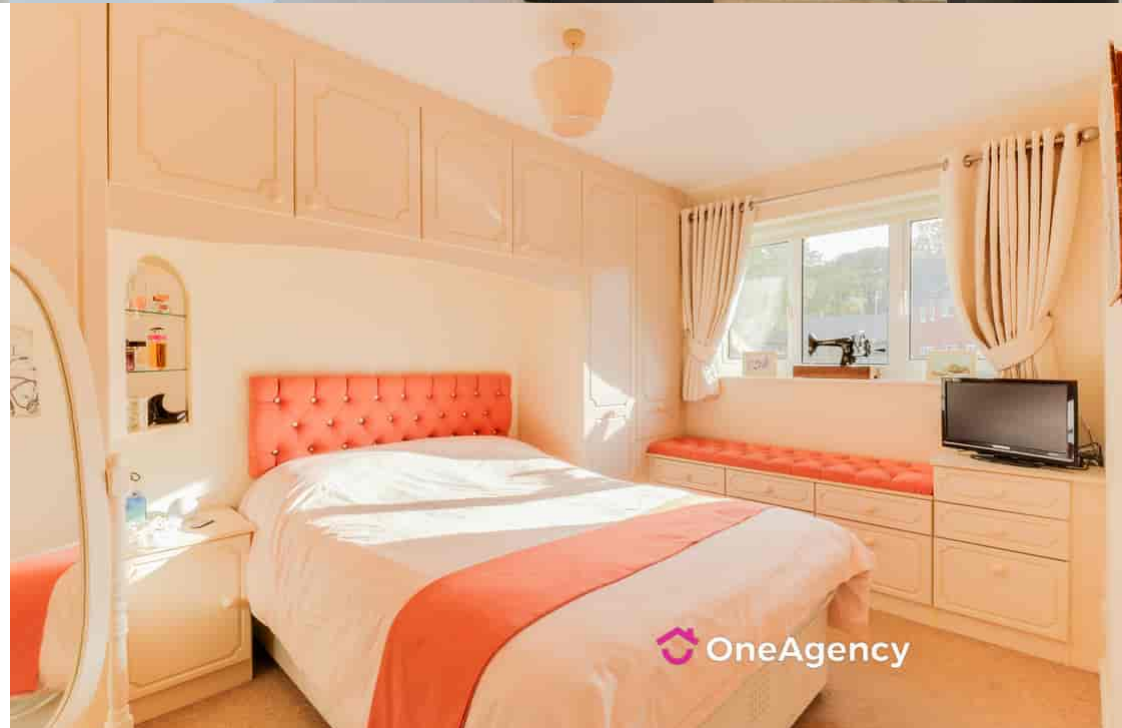
01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Region of £95,000

A two bedroom first floor flat in the popular residential location of Hartshill. Ideally situated within walking distance to Royal Stoke Hospital! This property benefits from an open kitchen/living space, two bedrooms and bathroom with rear shared garden and two allocated off road parking spaces. An ideal first time buy or investment opportunity. Viewing is highly advised! No Chain.





## Ground Floor

### Hall

Stairs to the first floor.

## First Floor

### Landing

Storage cupboard and carpet flooring.

### Lounge

3.21m x 3.07m (10' 6" x 10' 1") A double glazed window, radiator and carpet flooring.

### Kitchen

3.08m x 1.49m (10' 1" x 4' 11") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and gas hob with hood over, plumbing for a washing machine, space for a fridge, double glazed window and vinyl flooring.

### Bedroom One

3.72m x 2.66m (12' 2" x 8' 9") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

### Bedroom Two

2.74m x 2.05m (9' 0" x 6' 9") A double glazed window, radiator and carpet flooring.

## Bathroom

1.97m x 1.95m (6' 6" x 6' 5") A suite with bath, pedestal hand wash basin, low level W/C, part tiled walls, radiator and carpet flooring.

## External

A shared garden to the rear via gated access.

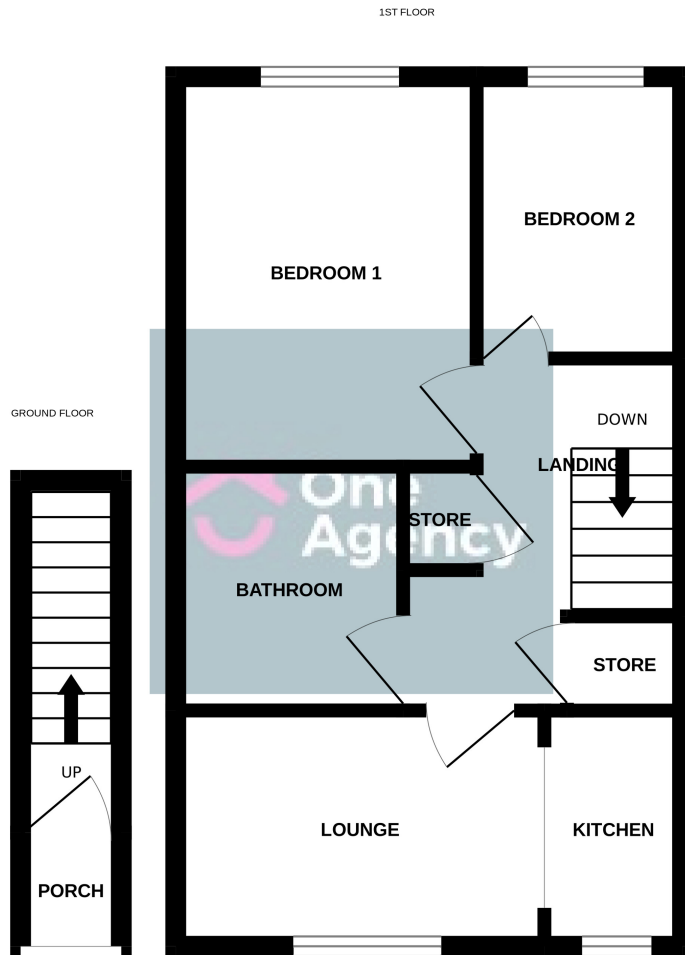
Two allocated off road parking spaces.

## AGENTS NOTES

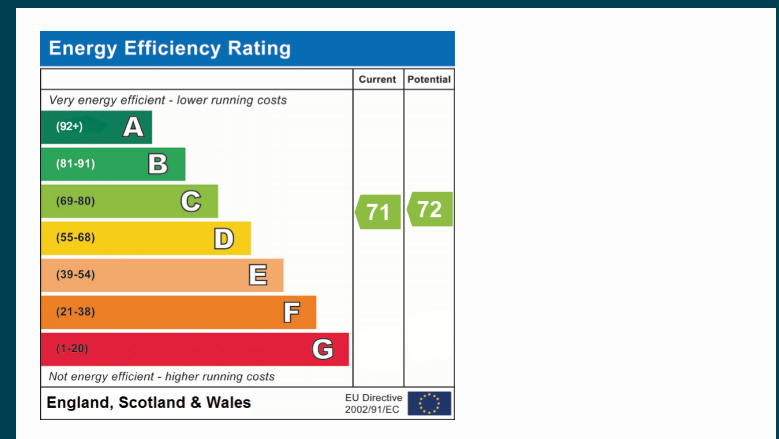
The council tax band is A. The local authority is Stoke-on-Trent.

We understand the property is leasehold. The leasehold began in 1995 and currently has 97 years remaining.

The service charge for 2022 was £74.88 per quarter. The ground rent for 2022 was £37.50 per 6 months.



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

01782 970222

hello@oneagencygroup.co.uk

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