



12 MARYFIELD WALK, PENKHULL, STOKE ON
TRENT, ST4 5JW

BY AUCTION £65,000

CHAIN FREE!

Located on Maryfield Walk in Stoke-on-Trent, this attractive one-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, investors, or those working at the nearby Royal Stoke University Hospital. Recently refurbished to a high standard, the property features a fresh, modern finish throughout, creating a stylish yet practical living space.

The apartment opens directly into a bright open-plan kitchen and living area, thoughtfully designed for both everyday living and entertaining. The kitchen provides a functional cooking space. A hallway leads from the living area to a well-proportioned double bedroom, offering a comfortable and peaceful retreat, along with a sleek, modern bathroom.

To the rear of the property is a shared outdoor space, ideal for enjoying time outside, while the front benefits from convenient parking. Situated in a quiet yet well-connected location, the apartment offers easy access to local amenities and the hospital.

This well-presented ground floor apartment is an ideal starter home or low-maintenance property in a highly convenient location.

Auction Information

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter into a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), subject to a minimum fee of £6,600, payable in addition to the purchase price and contributing towards the Stamp Duty Land Tax calculation. Completion must take place within 56 days. Buyers requiring finance should confirm mortgage suitability before bidding.

Ground Floor





Kitchen/ Living Room
9'3" x 18'3" (2.825 x 5.572)

Bedroom One
10'2" x 9'7" (3.115 x 2.931)

Bathroom
6'5" x 5'6" (1.981 x 1.693)

Storage Cupboard

Boiler Cupboard

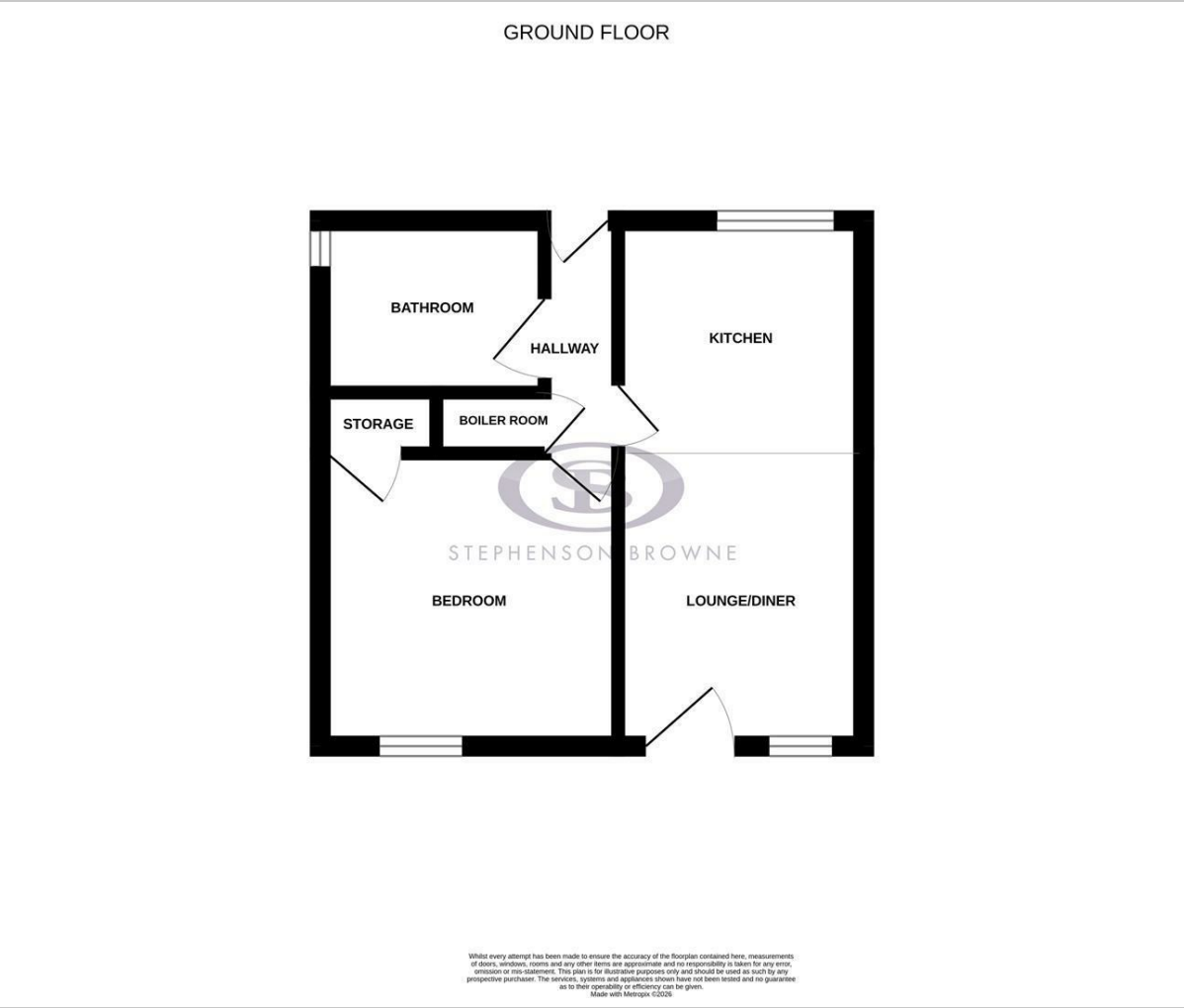
Rear Lobby
8'8" x 2'8" (2.652 x 0.823)

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan

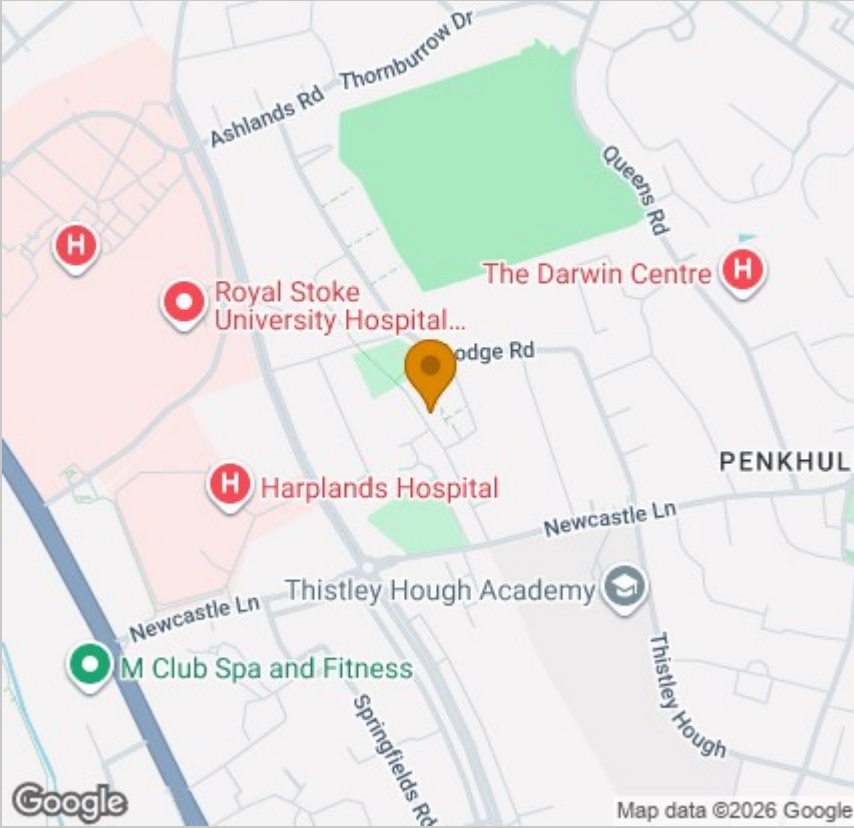


Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Certificate

