



4 Minton Court

Baddeley Green, Stoke-On-Trent, ST2 7QU

Its not always how big the house is, its how happy the home is! And this beautiful and spacious first floor apartment at Minton Court is waiting for a new owner to call it their own. Boasting modern open plan living with a large lounge/diner, modern fitted kitchen, two bedrooms, contemporary bathroom. Externally the property benefits from allocated parking. Sold with no upward chain and located in the popular area of Baddeley Green, its the perfect first time buyer, investor or anyone looking to downsize with carefree living purchase. Make Minton Grove your next home and call us today to book a viewing.

Asking price £84,950

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- STUNNING FIRST FLOOR APARTMENT
- TWO BEDROOMS
- NO UPWARD CHAIN
- LARGE LOUNGE/ DINING AREA
- BEAUTIFUL BATHROOM SUITE
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- TWO ALLOCATED PARKING SPACES
- FURNITURE INCLUDED

Entrance Hall

9'9" x 3'4" (2.98 x 1.02)

A wooden front door with spy glass and the entrance houses a storage cupboard. Electric wall mounted heater.

Lounge/Dining Area

21'4" x 11'5" (6.51 x 3.49)

A double glazed window to the front aspect. Wall mounted electric heater and television point. Door leading to storage cupboard.

Kitchen

7'6" x 7'4" (2.29 x 2.26)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with

inset stainless steel sink unit and side drainer. Integrated electric oven and electric hob with cooker hood above. Washing machine and fridge/ freezer. wall mounted electric heater. Tiled flooring.

Bedroom One

16'9" x 11'6" (5.11 x 3.52)

A double glazed window to the rear aspect. Wall mounted electric heater.

Bedroom Two

10'4" x 7'7" (3.16 x 2.32)

A double glazed window to the front aspect. Wall mounted electric heater.

Bathroom

7'1" x 5'11" (2.17 x 1.82)

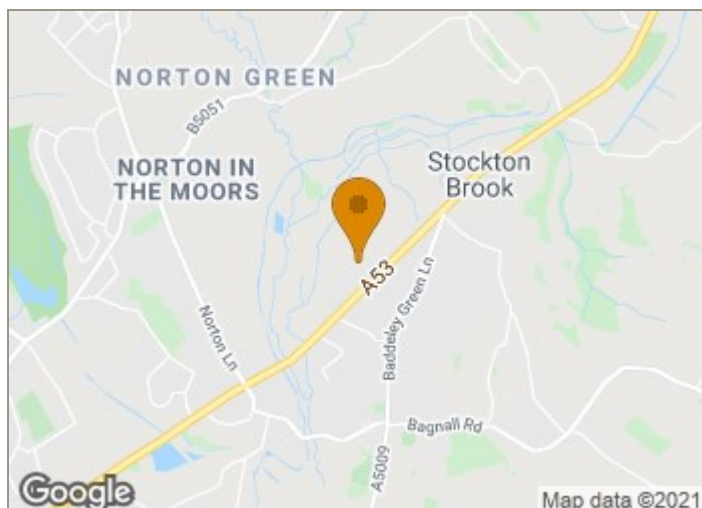
White suite comprising panelled bath and mixer taps with glass shower screen and shower over, wash hand basin and low level W.C. Partly tiled walls, extractor fan and shaver point. Wall mounted electric heater. Tiled flooring.

Exterior

The property offers two allocated parking spaces.

Tenure Details

The property is leasehold. There is currently 110 years left on the lease. Annual management fee- £1450, Annual ground rent- £210





Floor Plan

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 393 sq.ft. (36.5 sq.m.) approx.
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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